



THIS SPACE RE:

2006-020460

Klamath County, Oregon



00006029200600204600020027

10/11/2006 03:18:34 PM

Fee: \$26.00

After recording return to:

Matthew A. Greenleaf

2333 Applegate

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to

The following address:

Matthew A. Greenleaf

2333 Applegate

Klamath Falls, OR 97601

Escrow No. MT76912-DS

Title No. 0076912

SWD

MTC 710912^{DS}

STATUTORY WARRANTY DEED

Sandra K. Rockwell, Grantor(s) hereby convey and warrant to **Matthew A. Greenleaf and Amie M. Greenleaf, as tenants by the entirety**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$156,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 9 day of October, 2006

Sandra K. Rockwell

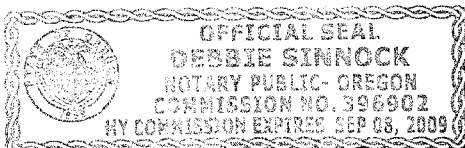
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10-9, 2006 by Sandra K. Rockwell.

(Notary Public for Oregon)

My commission expires 9-8-09



2008

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Easterly corner of Lot 1, Block 67 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the West line of Eleventh Street, 40 feet; thence Southwesterly at right angles with Eleventh Street to the right of way of the U.S. Government Canal; thence Southeasterly along said right of way to the North line of Grant Street, formerly Franklin Street; thence Northeasterly along the North line of said Grant Street to the most Easterly corner of said Lot 1, the point of beginning and being the Southeasterly 40 feet of Lots 1 and 2 of said Block 67, NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT any portion thereof lying within the right of way of the USBR "A" Canal.

Tax Account No: 3809-029DC-04600-000

Key No: 370832

Unofficial
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