



2006-020463
Klamath County, Oregon

THIS SPACE RESERVE



10/11/2006 03:20:55 PM

Fee: \$26.00

After recording return to:

DAVID LOCKWOOD

6203 PINTO

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

DAVID LOCKWOOD

6203 PINTO

KLAMATH FALLS, OR 97603

Escrow No.
SWD-LM

MT76604-TM

MT76604-TM

STATUTORY WARRANTY DEED

MONIQUE M. MICHAUD, Grantor(s) hereby convey and warrant to **DAVID S. LOCKWOOD and JAMES A. LOCKWOOD, as tenants in common**, 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:

The Southeasterly 50 feet of Lot 7 in Block 27 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 7; thence Northeasterly along the Southeasterly line of said Lot 7, 53 feet, more or less, to the most Easterly corner of said Lot 7; thence Northwesterly along the boundary between Lots 7 and 8 in said Block, 50 feet; thence Southwestelry and parallel to the Southeasterly line of said Lot 7, 53 feet, more or less, to the Northeasterly line of Lot 6 in said block; thence Southeasterly along the boundary between said Lots 6 and 7, 50 feet to the point of beginning.

Tax Account No: 3809-032BA-16400-000

Key No: 410415

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 **\$59,000.00**.

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.

2600

Dated this 4th day of October, 2006.

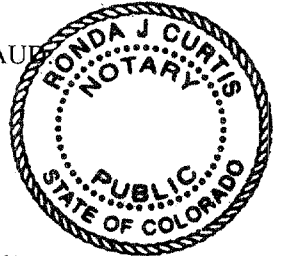
Monique M. Michaud
MONIQUE M. MICHAUD

State of Colorado
County of El Paso

This instrument was acknowledged before me on 10-4-2006, 2006 by MONIQUE M. MICHAUD

Ronda J. Curtis
(Notary Public)

My commission expires 6-23-10



My Commission Expires 06-23-10