

2006-020602

Klamath County, Oregon



After recording return to:
Leroy Tillery and Carol Linda Tillery
600 Spring Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Leroy Tillery and Carol Linda Tillery
600 Spring Street
Klamath Falls, OR 97601

File No.: 7021-907633 (DMC)
Date: October 06, 2006

THIS SPAC



10/13/2006 09:09:49 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Brett L. Calvin, Grantor, conveys and warrants to **Leroy Tillery and Carol Linda Tillery as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 7 BLOCK 12, FAIRVIEW ADDITION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED DONALD STREET WHICH INURRED THERETO BY INSTRUMENT RECORDED FEBRUARY 18, 1993 IN VOLUME M93 PAGE 3498, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. An existing Deed of Trust with **Homecomings Financial** recorded **May 29, 2002** under Recording No. **M02 page 31460**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
3. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

26-F

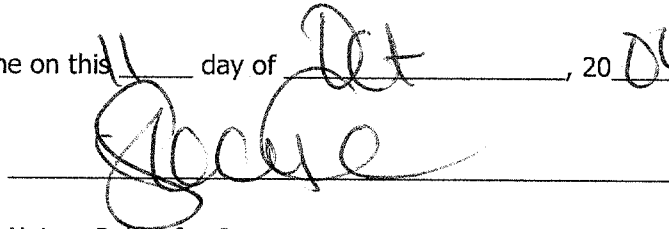
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 11 day of October, 2006.


Brett L. Calvin

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of Oct, 2006
by **Brett L. Calvin.**



Notary Public for Oregon
My commission expires: 8-2007

