

2006-021371
Klamath County, Oregon



After recording return to:
Jeremy Stringer and Janette Stringer
1325 California Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jeremy Stringer and Janette Stringer
1325 California Ave.
Klamath Falls, OR 97601

File No.: 7021-894240 (DMC)
Date: September 30, 2006

THIS SPAC



10/24/2006 03:11:29 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Karen Chase, Grantor, conveys and warrants to **Jeremy Stringer and Janette Stringer as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$129,900.00**. (Here comply with requirements of ORS 93.030)

31-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 ¹⁷~~Oct~~ day of October, 2006.

Karen Chase
Karen Chase

STATE OF Oregon)
)ss.
County of ~~Klamath~~ Josephine

This instrument was acknowledged before me on this 17 day of October, 2006 by **Karen Chase**.

Shannon Langley
Dori Crain
Notary Public for Oregon
My commission expires: ~~November 7, 2009~~ 8/24/08



EXHIBIT A

LEGAL DESCRIPTION:

THAT PORTION LOT 2, BLOCK 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND RUNNING THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF CALIFORNIA AVENUE A DISTANCE OF 19.63 FEET TO THE BEGINNING OF AN 11°37' CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 26.2 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE ON A RADIAL LINE OF SAID CURVE IN AN EASTERLY DIRECTION A DISTANCE OF 139.6 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF SAID LOT 2; THENCE ALONG THE EASTERLY PROPERTY LINE IN A SOUTHERLY DIRECTION OF 38.5 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 2 IN A WESTERLY DIRECTION, A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF SAID LOT 2.

ALSO PROPERTY ADJOINING SAID PROPERTY AND DESCRIBED AS FOLLOWS: A STRIP 19.17 FEET IN WIDTH OFF THE NORTHWESTERLY SIDE OF LOT 3, BLOCK 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.