

2006-022482
Klamath County, Oregon



After recording return to:
Klamath Falls City School District
1336 Avalon
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Klamath Falls City School District
1336 Avalon
Klamath Falls, OR 97603

File No.: 7021-914274 (DMC)
Date: October 17, 2006

THIS S



11/09/2006 02:58:52 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Dorothy Virginia Collier, Grantor, conveys and warrants to **Klamath Falls City School District**, 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. 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 **\$8,000.00**. (Here comply with requirements of ORS 93.030)

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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 November, 2006.

Dorothy Virginia Collier
Dorothy Virginia Collier

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 9 day of Nov., 2006
by **Dorothy Virginia Collier.**

Stacy Collins
Dori Grain
Notary Public for Oregon
My commission expires: November 7, 2009
B-2-D



APN: **R444380**

Statutory Warranty Deed
- continued

File No.: **7021-914274 (DMC)**
Date: **10/17/2006**

EXHIBIT A

LEGAL DESCRIPTION:

ALL OF TRACTS 41B AND 42 OF ENTERPRISE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, WHICH LIES EAST OF ADMIRAL COURT ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF EBERLEIN AVENUE AND NORTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF SHASTA WAY.