



After recording return to:
Scott G. Wallace and Joanne L.
Wallace
7590 Harpold Road
Bonanza, OR 97623

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

Scott G. Wallace and Joanne L.
Wallace
7590 Harpold Road
Bonanza, OR 97623

File No.: 7021-914234 (DMC)

Date: November 15, 2006

2006-022960

Klamath County, Oregon



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11/16/2006 11:22:32 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Michael H. Collins and Kelly J. Collins as tenants by the entirety, Grantor, conveys and warrants to **Scott G. Wallace and Joanne L. Wallace 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. 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 **\$56,000.00**. (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 16 day of November, 2006

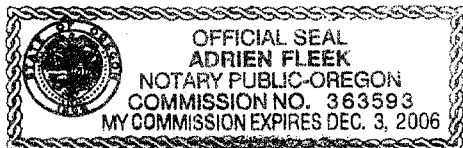
Michael H. Collins
Michael H. Collins

Kelly J. Collins
Kelly J. Collins

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16 day of November, 2006
by **Michael H. Collins and Kelly J. Collins.**

Adrien Fleek



Notary Public for Oregon
My commission expires: 12-3-06

EXHIBIT A

LEGAL DESCRIPTION:

ALL THAT PORTION OF LOT 21, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 21; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF ORCHARD AVENUE, 42.5 FEET TO THE ANGLE IN THE STREET LINE; THENCE EASTERLY ALONG THE STREET LINE 3.3 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING ALSO THE CORNER OF LOT DEEDED TO E. M. CHILCOTE AND D. M. SMITH BY DEED RECORDED IN BOOK 133 AT PAGE 13; THENCE TO THE RIGHT AT AN ANGLE OF 70° 8' WITH THE SOUTHERLY LINE OF ORCHARD AVENUE, 66.4 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG SAID LINE OF LOT 21, 16.7 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF TRACT DEEDED TO DUVALL MCKENNY, ET UX., BY DEED RECORDED IN SAID RECORD BOOK 128 AT PAGE 519; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAST MENTIONED TRACT 38.3 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE SAID EAST LINE OF LAST MENTIONED TRACT 36.4 FEET TO THE SOUTHERLY LINE OF ORCHARD AVENUE; THENCE WEST ALONG SAID LINE OF ORCHARD AVENUE 36.7 FEET TO THE TRUE POINT OF BEGINNING, ALL ACCORDING TO THE SUBDIVISION PLAT OF SAID BLOCK 125, MILLS ADDITION.