

2006-023037

Klamath County, Oregon



00009029200600230370030031

11/16/2006 03:40:20 PM

Fee: \$31.00



After recording return to:
Sarah Potter

404 Main St.
Klamath Falls, OR
97601

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

Sarah Potter

Same

File No.: 7021-892063 (ALF)

Date: November 14, 2006

THIS SPACE

STATUTORY WARRANTY DEED

Garrett D. Done and Shanna L. Done as tenants by the entirety, Grantor, conveys and warrants to **Sarah Potter**, 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 **\$210,000.00**. (Here comply with requirements of ORS 93.030)

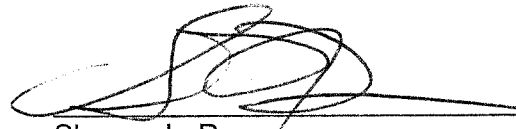
3F

SJP

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


Garrett D. Done


Shanna L. Done

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of November, 2006
by **Garrett D. Done and Shanna L. Done.**



Notary Public for Oregon

My commission expires: 12-3-06

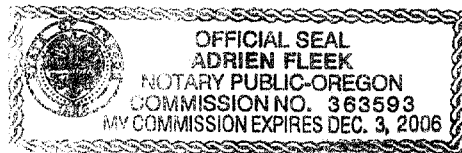


EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF MAIN STREET 37 1/2 FEET IN A SOUTHWESTERLY DIRECTION FROM THE MOST EASTERLY CORNER OF LOT 1 IN BLOCK 17 OF ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, SAID CORNER OF SAID LOT 1 BEING AT THE INTERSECTION OF MAIN AND FIFTH STREET IN SAID TOWN AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION PARALLEL WITH FIFTH STREET 112 FEET; THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH MAIN STREET 29 FEET; THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH FIFTH STREET 112 FEET TO THE NORTHERLY LINE OF MAIN STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY LINE OF MAIN STREET 29 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT A POINT IN THE NORTHERLY LINE OF MAIN STREET WHICH LIES 36 FEET SOUTHEASTERLY FROM THE MOST EASTERLY CORNER OF LOT 1, BLOCK 17, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON; THENCE NORTHWESTERLY AND PARALLEL WITH FIFTH STREET 112 FEET TO ALLEY; THENCE SOUTHWESTERLY AND PARALLEL WITH MAIN STREET 1 1/2 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH FIFTH STREET 112 FEET TO LINE OF MAIN STREET; THENCE NORTHEASTERLY ALONG NORTHERLY LINE OF MAIN STREET 1 1/2 FEET TO THE POINT OF BEGINNING.