



THIS SPACE RES

2006-023110
Klamath County, Oregon



11/17/2006 11:21:24 AM

Fee: \$26.00

After recording return to:

RANDY R. HOSKINS

5191 WALTON DRIVE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

RANDY R. HOSKINS

5191 WALTON DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT77635-TM

Title No. 0077635

SWD

MT77635 TM

STATUTORY WARRANTY DEED

SANDRA J. CONNER, Grantor(s) hereby convey and warrant to **RANDY R. HOSKINS**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$40,000.00**.

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 Nov, 2006.

Sandra J Conner
SANDRA J. CONNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 16, 2006 by SANDRA J. CONNER.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

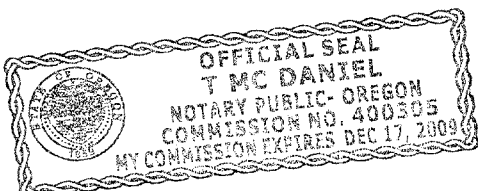


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 14 in Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, which is North 55° 38' East 68 feet from the most Southerly corner of said lot; thence North 55° 38' East 39 feet along the Southeasterly line of said lot; thence North 39° 20' West 56.1 feet; thence North 66° 23' West 19.63 feet, to a point on the line between Lots 13 and 14 of said Block 76, which is North 48° 10' East 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence South 48° 10' West 30 feet; along the line between said Lots 13 and 14; thence Southeasterly along the arc of a circle parallel to Oregon Avenue; the long chord of which bears South 39° 20' East a distance of 68.81 feet to the point of beginning being a portion of Lot 14, Block 76, BUENA VISTA ADDITION.