

2006-023311

Klamath County, Oregon



00009341200600233110020024

11/21/2006 11:04:05 AM

Fee: \$26.00

After recording return to:

Todd Clary

1701 Siskiyou

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Todd Clary

1701 Siskiyou

Klamath Falls, OR 97603

MTIC13910-82108

STATUTORY WARRANTY DEED

Todd Clary, Grantor(s) hereby convey and warrant to **Todd Clary and Laura Clary**, as tenants by the entirety, 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 to **add spouse**

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 14 day of November, 2006

Todd Clary
Todd Clary

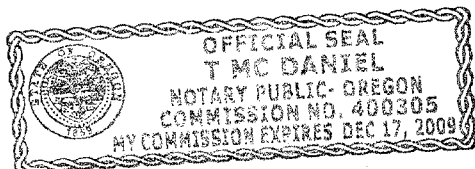
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov 14 2006 by Todd Clary

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

245

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of Lots 6 and 7, Block 61 BUENA VISTA ADDITION, situated in the SW1/4 NW1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at point on the East line of said Lot 6, from which the Northeast corner of Lot 4, Block 61 bears North 00° 48' 00" West 145.13 feet; thence North 00° 48' 00" West 45.13 feet to the Northeast corner of said Lot 6; thence South 89° 12' 00" West 150.00 feet to the Northwest corner of said Lot 6; thence South 00° 48' 00" East, along the West line of said Lots 6 and 7, 51.08 feet to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal tunnel right of way; thence South 51° 22' 03" East, along the said tunnel right of way line, 36.50 feet to a point on the adjusted line; thence along the said adjusted line, South 89° 30' 01" East 46.07 feet, North 00° 29' 59" East 30.19 feet and North 89° 12' 00" East 75.06 feet to the point of beginning.