



THIS SPACE RE:

2006-023844

Klamath County, Oregon



11/30/2006 11:16:17 AM

Fee: \$21.00

After recording return to:

SCOTT G. WALLACE

7590 HARPOLD RD

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

SCOTT G. WALLACE

7590 HARPOLD RD

KLAMATH FALLS, OR 97603

Escrow No. MT77298-LW

Title No. 0077298

SWD

MTCT7298LW

STATUTORY WARRANTY DEED

MICHAEL H. COLLINS and KELLY J. COLLINS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **SCOTT G. WALLACE and JOANNE L. WALLACE, 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:

Lot 3, Block 6, LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$105,000.00**.

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 28th day of Nov, 2006.


MICHAEL H. COLLINS


KELLY J. COLLINS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-28-, 2006 by MICHAEL H. COLLINS and KELLY J. COLLINS.


(Notary Public for Oregon)

My commission expires 9-8-09

