



THIS SPACE RESERVE

2006-025239

Klamath County, Oregon



12/22/2006 11:34:29 AM

Fee: \$26.00

MT77737LW

After recording return to:

AMANDA ELIZABETH. PLANT

212 N 3RD STREET

KALAMTH FALLS, OR 97601

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

AMANDA ELIZABETH. PLANT

212 N 3RD STREET

KALAMTH FALLS, OR 97601

Escrow No. MT77737-LW

Title No. 0077737

SWD

STATUTORY WARRANTY DEED

KENNETH DUGAN, Grantor(s) hereby convey and warrant to AMANDA ELIZABETH. PLANT, 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 **\$144,000.00**.

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 22 day of 12, 2006.

Kenneth S. Dugan
KENNETH DUGAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 22, 2006 by KENNETH DUGAN.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



26-

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 1 and 2, Block 6, also known as the Northwesternly 45 feet of the Easterly 64.25 feet and the Northwesternly 37 feet of the Westerly 2 feet of Lot 1 and the Northwesternly 37 feet of the Easterly 10 feet of Lot 2, Block 6, ORIGINAL ADDITION TO 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 the point of intersection of the line between Lots 1 and 8, Block 6, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, with the Westerly line of Third Street; thence Southwesterly at right angles to Third Street 76 feet and 3 inches; thence Southeasterly parallel to Third Street 37 feet; thence Northeasterly at right angles to Third Street 12 feet; thence Southeasterly parallel to Third Street 8 feet; thence Northeasterly at right angles to Third Street 64 feet and 3 inches to Third Street; thence Northwesternly 45 feet to the point of beginning.