



MTCT7946KR

After recording return to:

Gerard J. Collins

134 Ridgecrest Drive

Klamath Falls, OR 97601

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

Gerard J. Collins

134 Ridgecrest Drive

Klamath Falls, OR 97601

Escrow No. MT77946-KR

Title No. 0077946

SWD

THIS SPACE F

2006-025630

Klamath County, Oregon



12/29/2006 03:36:10 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Deen Hartshorn and Dottie Hartshorn, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gerard J. Collins Michelle F. Collins, 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:

LEGAL DESCRIPTION

Lots 18 and 19 in Block 5 of TRACT 1145, NOB HILL REPLAT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated in Lot 18, Block 5 of TRACT 1145- NOB HILL REPLAT, a duly recorded subdivision, Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lot 17 and said Lot 18, said corner being on the Northwesterly right of way line of Ridge Crest Drive; thence along said Northwesterly right of way line, South 47° 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02° 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50° 12' 52" West 106.34 feet to a point on the Northwesterly line of said Lot 18; thence North 42° 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52° 11' 13" East 109.33 feet to the point of beginning, containing 3796 square feet, with bearings based on said Tract 1145 - Nob Hill Replat.

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 **\$388,000.00**.

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 28 day of December, 2006

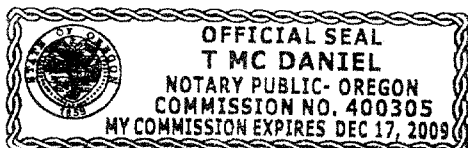
Deen Hartshorn
Deen Hartshorn

Dottie Hartshorn
Dottie Hartshorn

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Dec 28, 2006 by Deen Hartshorn and Dottie Hartshorn.



McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09