

2007-002085

Klamath County, Oregon



00014546200700020850030038

02/06/2007 02:03:04 PM

Fee: \$31.00



After recording return to:
Mike Picard
5450 Altamont
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mike Picard
5450 Altamont
Klamath Falls, OR 97603

File No.: 7021-938660 (ALF)
Date: November 21, 2006

THIS SPA

STATUTORY WARRANTY DEED

City of Klamath Falls, a municipal corporation, Grantor, conveys and warrants to **Mike Picard Building Inc. and John Johnson, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

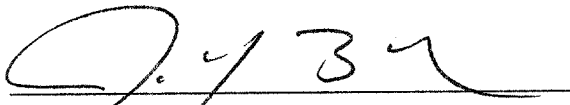
The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

31-F

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 5th day of February, 2007.

City of Klamath Falls, a municipal corporation


By: Jeff Ball, City Manager

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of February, 2007
by Jeff Ball as City Manager of City of Klamath Falls, a municipal corporation, on behalf of the City (seller).



Notary Public for Oregon
My commission expires:

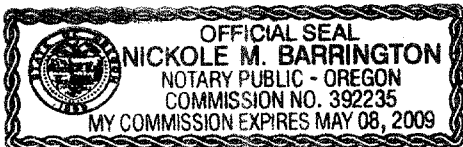


EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 OF SAID SECTION TO ITS INTERSECTION WITH THE WESTERLY LINE OF RIGHT OF WAY OF THE UNITED STATES RECLAMATION MAIN SERVICE CANAL; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF SAID CANAL TO ITS INTERSECTION WITH THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4 OF SAID SECTION 3; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NE 1/4 OF THE NE 1/4 OF SECTION 3, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO KLAMATH COUNTY BY DEED RECORDED IN DEED VOLUME 95 AT PAGE 301 FOR ROAD PURPOSES.