

MTC 78405-LW



THIS SPACE RESER

2007-004147

Klamath County, Oregon



03/13/2007 11:20:41 AM

Fee: \$21.00

After recording return to:

MANUEL L. COLLINS

P.O. BOX 486

CHILOQUIN, OR 97601

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

MANUEL L. COLLINS

P.O. BOX 486

CHILOQUIN, OR 97601

Escrow No. MT78405-LW

Title No. 0078405

SWD

STATUTORY WARRANTY DEED

RALPH M. ETZEL, Grantor(s) hereby convey and warrant to **MANUEL L. COLLINS and RITA 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:

Lot 11 in Block 33 of TRACT 1184, OREGON SHORES UNIT 2, FIRST 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 **\$16,900.00**.

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 9 day of March 2007

Ralph M. Etzel
RALPH M. ETZEL

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 8, 2007 by RALPH M. ETZEL.

Marleen V Kelly
(Notary Public)

My commission expires 2-12-08



NOTARY PUBLIC
STATE OF NEVADA
MARLEEN V. KELLY
APPROVED 10/12/2008
APPL # 04-4524-2