

2007-007884

Klamath County, Oregon



00021407200700078840040049

05/02/2007 11:04:32 AM

Fee: \$36.00

M06-12653

Klamath County, Oregon

06/20/2006 03:23:07 PM

Pages 3 Fee: \$31.00



After recording return to:
Bradlee D. Bickford and Janelle L.
Bickford
5707 Bryant Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Bradlee D. Bickford and Janelle L.
Bickford
5707 Bryant Ave
Klamath Falls, OR 97603

File No.: 7021-824301 (DMC)

Date: June 06, 2006

Rerecording to add line omitted in legal description.
For M06-12653 recorded on June 20, 2006

STATUTORY WARRANTY DEED

Jantz C. Kahl and Megan S. Kahl as tenants by the entirety, Grantor, conveys and warrants to
Bradlee Bickford and Janelle Bickford as tenants by the entirety, 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.

This property is free from liens and encumbrances, EXCEPT:

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 **\$187,000.00**. (Here comply with requirements of ORS 93.030)

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.

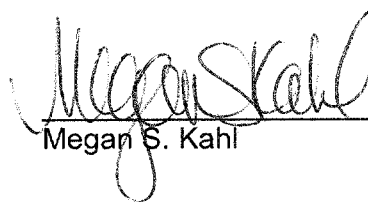
Dated this 19th day of June, 2006.

Page 1 of 3

36.- F
31.- F



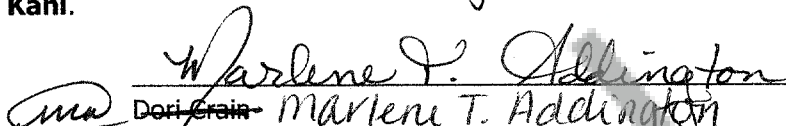
Jantz C. Kahl



Megan S. Kahl

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19th day of June, 2006
by **Jantz C. Kahl and Megan S. Kahl.**


~~Dori Grain~~ Marlene T. Addington
Notary Public for Oregon
My commission expires: ~~November 7, 2009~~
3-22-2009

 N.P.

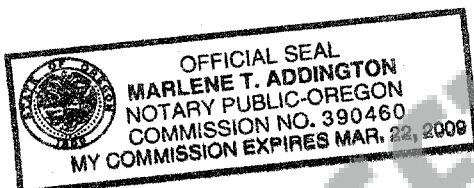


EXHIBIT A

LEGAL DESCRIPTION:

Lot 4 in Block 3 of Casa Manana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Southwest corner of Tract 25 of Vicory Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence East along the South line of said Lot 25 to the West line of Block 3 of Casa Manana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Block 3 to the South line of Block 1 of Casa Manana; thence West along the South line of Block 1 of Casa Manana and the South line of Block 1 extended to a point on the West line of Lot 25 Vicory Acres; thence South along the West line of Vicory Acres to the point of beginning.

See Attached

Unofficial Copy

EXHIBIT 'A'

LEGAL DESCRIPTION:

Lot 4 in Block 3 of Casa Manana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND THE Easterly 32 feet of the following described parcel:

Beginning at the Southwest corner of Tract 25 of Vicory Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence East along the South line of said Lot 25 to the West line of Block 3 of Casa Manana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Block 3 to the South line of Block 1 of Casa Manana; thence West along the South line of Block 1 of Casa Manana and the South line of Block 1 extended to a point on the West line of Lot 25 Vicory Acres; thence South along the West line of Vicory Acres to the point of beginning.

Unofficial
Copy

Initials: _____