



THIS SPACE RESEI

2007-008888

Klamath County, Oregon



05/15/2007 02:03:55 PM

Fee: \$36.00

MT79208-DS

After recording return to:

Michelle H. Tyree

5707 Bryant Ave.

Klamath Falls, OR 97603

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

Michelle H. Tyree

5707 Bryant Ave.

Klamath Falls, OR 97603

Escrow No. MT79208-DS

Title No. 0079208

SWD

STATUTORY WARRANTY DEED

Bradlee Bickford and Janelle Bickford, as tenants in common, Grantor(s) hereby convey and warrant to **Michelle H. Tyree**, 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 **\$194,500.00**.

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.

This document is being signed in counterpart.

30-

Dated this 8th day of MAY, 2007.

Bradlee Bickford
Janelle L Bickford
Janelle Bickford

State of Oregon
County of _____

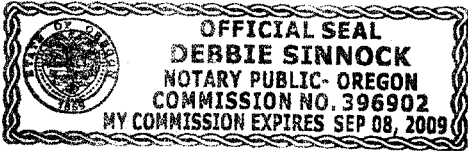
This instrument was acknowledged before me on _____, 2007 by Bradlee Bickford.

(Notary Public for Oregon)
My commission expires _____

State of Oregon
County of Klamath

This instrument was acknowledged before me on 5-8-, 2007 by Janelle Bickford.

Derbie Sinnock
(Notary Public for Oregon)
My commission expires 9-8-09



Dated this 10 day of May, 2007.

Bradlee Bickford
Bradlee Bickford

Janelle Bickford

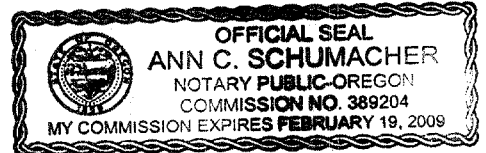
State of Oregon

County of Multnomah

This instrument was acknowledged before me on May 10, 2007 by Bradlee Bickford.

Ann C. Schumacher
(Notary Public for Oregon)

My commission expires February 19, 2009



State of Oregon

County of Klamath

This instrument was acknowledged before me on _____, 2007 by Janelle Bickford.

(Notary Public for Oregon)

My commission expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 3, 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 conveyed to J. C. Beller and Sharon M. Beller, husband and wife, by deed recorded November 30, 1994 in Volume M94, page 36540, Microfilm Records 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.