

2007-011047

Klamath County, Oregon



00025131200700110470020027

06/19/2007 03:24:19 PM

Fee: \$26.00

After Recording Return to:
MICHAEL H. COLLINS and
KELLY J. COLLINS

Po Box 424
Macdoel, CA. 96058
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED
(INDIVIDUAL)

ATE: 64683 83

THOMAS C. DICKERT, herein called grantor, convey(s) to MICHAEL H. COLLINS and KELLY J. COLLINS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$599,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated April 17, 2007.

Thomas C. Dickert
THOMAS C. DICKERT

STATE OF OREGON, County of Klamath) ss.

On May 23, 2007 personally appeared the above named THOMAS C. DICKERT and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064683

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal

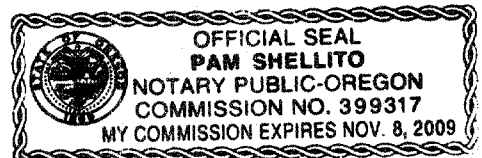


Exhibit A

The Southerly 15 feet of Lot 3; the Southerly 15 feet of the Westerly 100 feet of Lot 15; all of Lots 4, 5, 6 and 7; the Westerly 100 feet of Lots 11, 12, 13 and 14; TOGETHER WITH the vacated alley abutting said property; and Lots 8 and 9; TOGETHER WITH the Westerly 10 feet of vacated alley abutting same, all in Block 25, of WEST KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 007 MAP 3908-013DA TL 03100 KEY #496680