

01 JUN 26 PM 3:12



After recording return to:  
James M. Welder  
4850 Wocus Rd #63  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
James M. Welder  
4850 Wocus Rd #63  
Klamath Falls, OR 97601

Escrow No. K57145B  
Title No. K57145B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol 1401 Page 30720

**STATUTORY WARRANTY DEED**

Robert Gardner Lloyd and Perry Wayne Richardson, Grantor, conveys and warrants to James M. Welder, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 Block 12 Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$5,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of June, 2001.

Robert Gardner Lloyd  
Robert Gardner Lloyd

Perry Wayne Richardson  
Perry Wayne Richardson

STATE OF OREGON  
County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
by \_\_\_\_\_  
\_\_\_\_\_

see attached sheet  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

K365

1084



THIS SPACE RESERVED FOR RECORDER'S USE

30721

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4850 Wocus Rd #63  
Klamath Falls, OR 97601

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James M. Welder  
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Klamath Falls, OR 97601

Escrow No. K57145B

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The true consideration for this conveyance is \$5,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of June, 2007.

\_\_\_\_\_  
Robert Gardner Lloyd

Perry Wayne Richardson  
Perry Wayne Richardson

STATE OF OREGON

County of San Luis Obispo } ss.

This instrument was acknowledged before me on this 15<sup>th</sup> day of June, 2007  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

2074

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

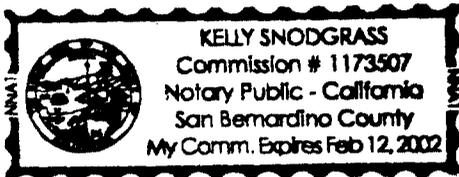
State of California }
County of San Bernardino } ss.

On June 25, 2001, before me, Kelly Snodgrass
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert Gardner Lloyd
Name(s) of Signer(s)

- personally known to me
proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kelly Snodgrass
Signature of Notary Public

Place Notary Seal Above

Comm. Expires Feb. 12, 2002 OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

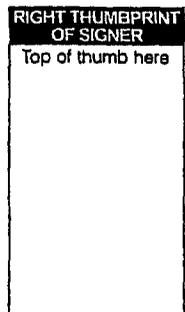
Title or Type of Document: Statutory Warranty Deed

Document Date: June 25, 2001 Number of Pages: 1 pg.

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

- Signer's Name:
Individual
Corporate Officer -- Title(s):
Partner -- Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:



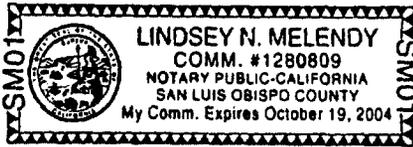
30723  
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On June 15, 2001 before me, Lindsey N. Melendy, Notary Public, personally appeared Perry Wayne Richardson,

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Lindsey N. Melendy*  
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer

Title

- Partner(s)
- Limited
- General
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed

Title or Type of Document

1

Number of Pages

June 15, 2001

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

State of Oregon, County of Klamath  
Recorded 06/26/01, at 3:12 p. m.  
In Vol. M01 Page 30720  
Linda Smith,  
County Clerk Fee \$ 36<sup>00</sup>