

M05-61874

08/12/2005 03:28:30 PM

Of Pages 2 Fee: \$26.00



After recording return to:

Erik Pedersen
4447 Laverne St.
Klamath Falls, Or 97603

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

Erick Pedersen
4447 Laverne St.
Klamath Falls, Or 97603

File No.: 7021-623784 (DMC)

Date: August 11, 2005

STATUTORY WARRANTY DEED

James O. Turner and Jacilyn M. Turner as tenants by the entirety, Grantor, conveys and warrants to **Erik F. Pedersen and Wendy N. Pedersen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 of Lloyds Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable.
2. 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.

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 **\$149,500.00**. (Here comply with requirements of ORS 93.030)

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