



After recording return to:  
Kenneth D. Pedersen and Susan R.  
Pedersen  
1901 South 6th Street  
Klamath Falls, OR 97601

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

Kenneth D. Pederson and Susan R.  
Pederson  
1901 South Sixth Street  
Klamath Falls, OR 97601

File No.: 7021-660806 (DMC)

Date: October 12, 2005

**M05-68831**

Klamath County, Oregon

11/10/2005 11:40:43 AM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Heinz Wurzburg and Alma O. Wurzburg as tenants by the entirety**, Grantor, conveys and warrants to **Kenneth D. Pedersen and Susan R. Pedersen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The S 1/2 of Lot 19 of Altamont Small Farms, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the right of way of Avalon Street.**

**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.

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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

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The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 9 day of November, 2005.

  
Heinz Wurzburg

Alma O. Wurzburg  
Alma O. Wurzburg

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of November, 2008  
by **Heinz Wurzburg and Alma O. Wurzburg.**



Notary Public for Oregon)

My commission expires: 11-1-09