

M05-70343

Klamath County, Oregon

12/02/2005 03:16:03 PM

Pages 1 Fee: \$21.00

After Recording Return to:

ANDREW ERICKSON

4841 Larry Place

Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ANDREW ERICKSON

4841 Larry Place

Klamath Falls, OR 97603

WARRANTY DEED

(INDIVIDUAL)

ATE-62584 ms

BETTY CAMERON and PATRICIA DE'WITT, herein called grantor, convey(s) to **ANDREW ERICKSON**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 28, Block 1, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-015AA TL 04900 KEY #577405

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 **\$163,500.00**.
(here comply with the requirements of ORS 93.930)

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.

Dated **November 30, 2005**.

BETTY CAMERON

*Betty Cameron
by Patricia A. Dewitt
her attorney in fact*

**BY: PATRICIA A. DEWITT,
HER ATTORNEY IN FACT**

Patricia A. Dewitt

PATRICIA A. DEWITT

STATE OF OREGON, County of **Klamath**) ss.

On November 30, 2005 personally appeared the above named Patricia A. Dewitt as and individual and as Attorney in fact for Betty Cameron and acknowledged the foregoing instrument to be her voluntary act and deed.

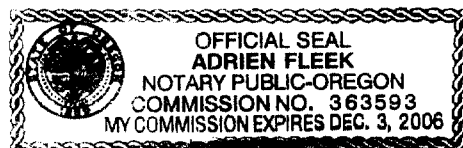
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062584

Before me: *Adrien Fleeck*
Notary Public for Oregon
My commission expires: *12-3-06*

Official Seal



421-A