



After recording return to:
Kent Wetzel
2144 Eberlein Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Kent Wetzel
2144 Eberlein Ave
Klamath Falls, OR 97601

File No.: 7021-724117 (MTA)
Date: December 20, 2005

M05-71976

Klamath County, Oregon

12/28/2005 03:54:06 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Lawrence Sowell and Lonnie Jacobs, Grantor, conveys and warrants to **Kent Wetzel**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 210 of Mills Second Addition to the City of Klamath Falls, 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. 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28th day of December, 20 05.

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File No.: **7021-724117 (MTA)**
Date: **12/20/2005**


Lonnie Jacobs

This instrument was acknowledged before me on this 28 day of Dec, 2005
by **Lawrence Sowell and Lonnie Jacobs.**

S. *Bauer-Spiller*

Notary Public for Oregon
My commission expires: May 19, 2008

