



After recording return to:  
William C. Knudtsen and Kathleen W.  
Knudtsen  
PO Box 307  
Beatty, OR 97621

Until a change is requested all tax statements  
shall be sent to the following address:  
William C. Knudtsen and Kathleen W.  
Knudtsen  
*same*

File No.: 7021-735065 (MTA)  
Date: January 11, 2006

**M06-01406**

Klamath County, Oregon

01/24/2006 11:25:37 AM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Robert Crawford**, Grantor, conveys and warrants to **William C. Knudtsen and Kathleen W. Knudtsen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3 Block 12 Sprague River Valley Acres, 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.

The true consideration for this conveyance is **\$8,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

*26f*

APN: 354707

Statutory Warranty Deed  
- continued

File No.: 7021-735065 (MTA)  
Date: 01/11/2006

Dated this 18 day of JAN, 2006.

Robert Crawford  
Robert Crawford

STATE OF ~~Oregon~~ <sup>WA</sup> WASHINGTON )  
County of ~~Klamath~~ <sup>CO</sup> KITAP ) ss.

This instrument was acknowledged before me on this 18<sup>th</sup> day of January, 2006  
by **Robert Crawford**.

Tera A Wittner

Notary Public for ~~Oregon~~ <sup>WASHINGTON</sup>  
My commission expires: 03-15-2008

