

M06-01721

Klamath County, Oregon

01/27/2006 03:34:27 PM

Pages 1 Fee: \$21.00

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 3584
SUNRIVER, OR 97707

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

TIMOTHY A. MASTERS
ALICIA G. MASTERS
153650 WAGON TRAIL
LAPINE, OR 97739

1st 752283

WARRANTY DEED -- STATUTORY FORM

CINDY L. CARLSON, Grantor,

conveys and warrants to

and
TIMOTHY A. MASTERS, ALICIA G. MASTERS, Grantee,
husband and wife

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lots 3 and 4 in Block 1, Tract 1056, Wagon Trail Acreages No. 1, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Tax Account No(s): 127632

Map/Tax Lot No(s): 2309-1A-1800

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$265,000.00 .


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 DOES 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)).

Dated this 26 day of January, 2006.


CINDY L. CARLSON

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 26 2006 by CINDY L.
CARLSON.


(Notary Public for Oregon)
My commission expires _____

TITLE NO. 752283
ESCROW NO. 13-0001206

