



After recording return to:

William S. Foulon and Robin Foulon

: 10851 Highway 140 East
Klamath Falls, OR 97603

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

William S. Foulon and Robin Foulon

10851 Hwy 140 East
Klamath Falls, OR 97603

File No.: 7021-747179 (DMC)

Date: January 25, 2006

M06-02027

Klamath County, Oregon

02/01/2006 11:41:28 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

John E. Gerbert, Grantor, conveys and warrants to **William S. Foulon and Robin Foulon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 35 and 36 of LAKESHORE GARDENS, according to the duly recorded 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 **\$183,150.00**. (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)).

gf

Dated this 1 day of February, 2006.

John E. Gerbert
John E. Gerbert

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 1 day of February, 2006
by **John E. Gerbert**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009