



After recording return to:
Howard A. Wegat, Jr.
P. O. Box 261
Acampo, CA 95220

Until a change is requested all tax statements
shall be sent to the following address:
Howard A. Wegat, Jr.
P. O. Box 261
Acampo, CA 95220

File No.: 7021-742535 (DMC)
Date: January 19, 2006

M06-02345

Klamath County, Oregon

02/07/2006 03:38:03 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Jerold R. Carlson, Grantor, conveys and warrants to **Howard A. Wegat, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 2 First Addition to Keno Hillside 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 **\$141,000.00**. (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: 501344

Statutory Warranty Deed
- continued

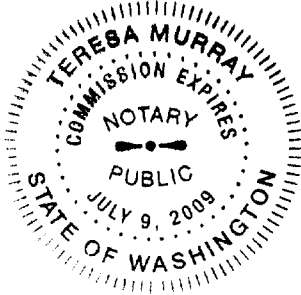
File No.: 7021-742535 (DMC)
Date: 01/19/2006

Dated this 2 day of February, 2006.

Jerold R. Carlson
Jerold R. Carlson

STATE OF Washington)
County of Pierce)ss.
)

This instrument was acknowledged before me on this 2nd day of February, 2006
by **Jerold R. Carlson**.



Teresa Murray

Notary Public for Washington
My commission expires: 7/9/09