

MTT- 73525 DS



M06-03847

Klamath County, Oregon

03/02/2006 10:36:34 AM

Pages 1 Fee: \$21.00

After recording return to:

GARY WELBURN

PO BOX 595

TALENT, OR 97540

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

GARY WELBURN

PO BOX 595

TALENT, OR 97540

Escrow No. MT73525-DS

Title No. 0073525

SWD

STATUTORY WARRANTY DEED

SHIRLEY C. MATTHEWS, Grantor(s) hereby convey and warrant to **GARY WELBURN and LOIS WELBURN, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: That part of the N1/2 of the NW1/4 of the SW1/4 lying Northwest of Rimrock and the S1/2 of the SW1/4 of the NW1/4, EXCEPTING the W1/2 of the W1/2 of said tract.

Tax Account No: 3610-001C0-02900-000
Tax Account No: 3610-00100-00500-000

Key No: 325883
Key No: 685716

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$20,000.00**.

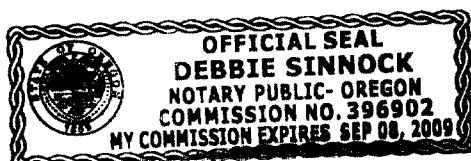
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 15th day of March 2006.

SHIRLEY C. MATTHEWS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-1-, 2006 by SHIRLEY C. MATTHEWS.



(Notary Public for Oregon)

My commission expires 9-8-09

21.00