

M06-03847

Klamath County, Oregon 03/02/2006 10:36:34 AM Pages 1 Fee: \$21.00

After recording re	turn to:	
GARY WELBUR	N	
PO BOX 595		
TALENT, OR 97	540	
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. Title No.	MT73525-DS 0073525	

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:

SWD

3610-001C0-02900-000

Key No: Key No: 325883

Tax Account No:

3610-00100-00500-000

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 INOUIRE 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)).

day of March

SHIRLEY C. MATTHEWS

State of Oregon County of KLAMATH

This instrument was acknowledged before me on ________, 2006 by SHIRLEY C. MATTHEWS.

OFFICIAL SEAL DEBBIE SINNOCK NOTARY PUBLIC- OREGON
COMMISSION NO. 396902
NY CONMISSION EXPIRES SEP 08, 2009 (Notary Public for Oregon)

My commission expires 9-8-09