

M06-04266

Klamath County, Oregon

03/08/2006 03:17:37 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JAMES M. WELDER

P.O. BOX 393

Sprague River, OR 97639

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES M. WELDER

P. O. BOX 393

Sprague River, OR 97639

WARRANTY DEED

(INDIVIDUAL)

REBECCA JANE TAYLOR, herein called grantor, convey(s) to **JAMES M. WELDER**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 21, Block 48, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3611-008B0 TL 04500 KEY# 347324

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$59,900.00**.

(here comply with the requirements of ORS 93.930)

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 March ^{5th} 2006 ^{RJA-T}

Rebecca Jane Taylor
REBECCA JANE TAYLOR

STATE OF OREGON, County of **KLAMATH**) ss.

On MARCH ^{5th}, 2006 personally appeared the above named **REBECCA-JANE TAYLOR** and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

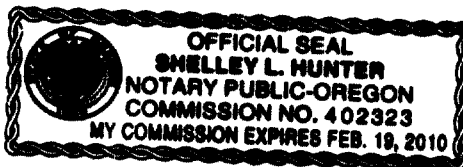
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062313

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 2.19.2010

Official Seal



#21-A