

M06-04876

Klamath County, Oregon

03/17/2006 03:42:31 PM

Pages 2 Fee: \$26.00



After recording return to:

Eugene Morris

PO Box 166

Sprague River, OR
97639

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

Eugene Morris

Address as shown above.

File No.: 7021-772931 (MTA)

Date: March 13, 2006

Tr.

STATUTORY WARRANTY DEED

DAVID L. WEILBRENNER, Grantor, conveys and warrants to **EUGENE MORRIS**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 21 in Block 8 of the Second Addition to Nimrod River Park, 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 **\$3,000.00**. (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 ORS 197.352. 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 ORS 197.352.

Dated this 13th day of March, 2006.

2012

APN: R350890

Statutory Warranty Deed
- continued

File No.: 7021-772931 (MTA)
Date: 03/13/2006

David L. Weilbrenner
David L. Weilbrenner

STATE OF Oregon)
County of Douglas)ss.

This instrument was acknowledged before me on this 16th day of March, 2006
by **David L. Weilbrenner**.

Shallon Lane

Notary Public for Oregon
My commission expires: 10-04-08

