

**M06-05543**

Klamath County, Oregon

03/24/2006 03:37:43 PM

Pages 3 Fee: \$31.00



After recording return to:  
Mr. and Mrs. Douglas S. Deford  
835 NE 127th Avenue  
Portland, OR. 97230

Until a change is requested all tax statements  
shall be sent to the following address:  
Mr. and Mrs. Douglas S. Deford  
Address as shown above.

File No.: 7021-764408 (MTA)  
Date: March 16, 2006

THIS SPACE RESERVED FOR RECORDING

### **STATUTORY WARRANTY DEED**

**EARL WESSEL and KARLYN WESSEL, husband and wife**, Grantor, conveys and warrants to  
**DOUGLAS S. DEFORD and SALLY J. DEFORD, husband and wife**, Grantee, the following described  
real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$193,600.00**. (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 21<sup>st</sup> day of March, 20 06.

31F

APN: 366632

Statutory Warranty Deed  
- continued

File No.: 7021-764408 (MTA)  
Date: 03/16/2006

Earl Wessel  
Earl Wessel

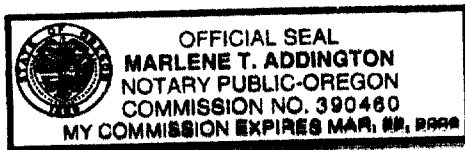
Karlyn Wessel  
Karlyn Wessel

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 21<sup>st</sup> day of March, 2006  
by **Earl Wessel and Karlyn Wessel**.

Marlene T. Addington

Notary Public for Oregon  
My commission expires: March 22, 2009



**EXHIBIT A**

**LEGAL DESCRIPTION:**

A tract of land situated in Lots 9 and 10 Block 96 Buena Vista Addition to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northerly line of said Lot 9, from which the Northwest corner of said Lot 9 bears South 61°40'00" West 63.62 feet; thence South 10°51'11" East 92.35 feet; thence South 35°05'11" East 24.71 feet; thence South 15°42'20" East 25.73 feet to a point on the Southerly line of said Lot 10 being North 80°47'00" East 66.90 feet from the Southwest corner of said Lot 9; thence North 80°47'00" East 37.87 feet, more or less, to the Southeast corner of said Lot 10; thence North 00°03'00" West 170.50 feet to the Northeast corner of said Lot 10; thence South 61°40'00" West 86.12 feet to the point of beginning.