

mtc-73921

M06-07084

STATUTORY WARRANTY DEED

Klamath County, Oregon

04/12/2006 10:25:13 AM

Pages 1 Fee: \$21.00

Grantor: Glenn Clevon

Grantee: Robert M. Carlson

Until a change is requested, all tax statements shall be sent to the following address:
Robert M. Carlson
1766 Gary Street
Klamath Falls OR 97601

After Recording return to:
Robert M. Carlson
1766 Gary Street
Klamath Falls OR 97601

Escrow No. 868107 SRO
Title No.

**

GLENN CLEVEN and HELEN CLEVEN, Grantor, conveys and warrants to ROBERT M. CARLSON, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

The N1/2 of Lot 10 in Block 9, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

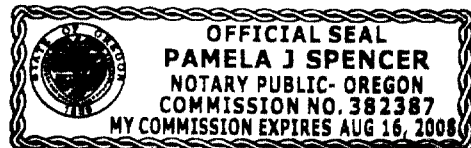
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND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

The true consideration for this conveyance is \$85,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 7th day of April, 2006.

Glenn Clevon
Glenn Clevon

Helen Clevon
Helen Clevon



State: OR
County: Klamath

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by:

Glenn Clevon and Helen Clevon

**and Virginia L. Carlson, as Tenants by
The Entirety

Pamela J. Spencer
Notary Public
My Commission Expires: 8/16/2008

21.00