

M06-07241

Klamath County, Oregon

04/13/2006 03:10:01 PM

Pages 2 Fee: \$26.00



After recording return to:
Mark Wilson and Amy Wilson
20150 Le Fever Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mark Wilson and Amy Wilson
20150 Le Fever Street
Klamath Falls, OR 97603

File No.: 7021-772474 (ALF)
Date: March 07, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael L. Martin, Grantor, conveys and warrants to **Mark Wilson and Amy Wilson, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition 5-97 being a portion of Parcel 2 of Partition 48-95 situated in Blocks 1, 2, 8, 9, 10, 11, 16, 17, 19 and 20 of vacated "Worden" in the E 1/2 SE 1/4 of Section 33, Township 40 South Range 8 East of the Willamette Meridian, 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 **\$225,000.00**. (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.

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APN: 885047

Statutory Warranty Deed
- continued

File No.: 7021-772474 (ALF)
Date: 03/07/2006

Dated this 12 day of April, 2006

Michael L. Martin
Michael L. Martin

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of April, 2006
by **Michael L. Martin.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-06

