

M06-09793

Klamath County, Oregon

05/15/2006 03:41:21 PM

Pages 3 Fee: \$31.00



After recording return to:

Cory Pulsipher

723 S. Modoc Ave.
Medford, OR 97504

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

Cory Pulsipher

Same as above

File No.: 7021-790938 (DMC)

Date: April 14, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

Matthew M. Marshall and Jessica D. Marshall as tenants by the entirety, Grantor, conveys and warrants to **Cory L. Pulsipher**, 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 **\$143,000.00**. (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 14 day of April, 2006.

File No.: 7021-790938 (DMC)
Date: 04/14/2006

Jessica D. Marshall
Jessica D. Marshall

This instrument was acknowledged before me on this 14 day of April, 2006
by **Matthew M. Marshall and Jessica D. Marshall.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

All that portion of Tract 34, Homedale, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Tract 34, and running thence South 43°30' East along the Northeasterly line of Harlan Drive, a distance of 100 feet to the point of beginning of this description; thence continuing South 43°30' East 81.5 feet to the most Southerly corner of said Tract 34; thence North 46°30' East a distance of 300 feet; thence North 43°30' West a distance of 181.5 feet; thence South 46°30' West a distance of 100 feet; thence South 43°30' East a distance of 100 feet; thence South 46°30' West a distance of 200 feet to the point of beginning.