

**M06-10385**

Klamath County, Oregon

05/23/2006 11:55:58 AM

Pages 2 Fee: \$26.00



After recording return to:  
Carl S. Gruver and Sandra P. Gruver  
4630 Maplewood Ct.  
City, 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Carl S. Gruver and Sandra P. Gruver  
Address as shown above.

File No.: 7021-826272 (MTA)  
Date: May 21, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**WALLACE KELLISON and MARJORIE KELLISON, husband and wife**, Grantor, conveys and warrants to **CARL S. GRUVER and SANDRA P. GRUVER, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

### **PARCEL 1:**

**Beginning at the southwest corner of Tract 122, Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, running thence East along the South line of said Tract 122, a distance of 50 feet; thence South parallel with the West line of Tracts 121 and 120 of said Pleasant Home Tracts No. 2, a distance of 110 feet; thence West parallel to the South line of said Tract 122, a distance of 50 feet to the West line of Tract 120; thence North along the West line of Tracts 120 and 121, a distance of 110 feet to the point of beginning.**

### **PARCEL 2:**

**The West 50 feet of Tract 122 of Pleasant Home Tracts No. 2, 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.

APN: **R512984**

Statutory Warranty Deed  
- continued

File No.: **7021-826272 (MTA)**  
Date: **05/21/2006**

The true consideration for this conveyance is **\$86,000.00**. (Here comply with requirements of ORS 93.030)

*CSG*  
*APN*  
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 22<sup>nd</sup> day of May, 2006.

Wallace Kellison  
Wallace Kellison

Marjorie Kellison  
Marjorie Kellison

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 22<sup>nd</sup> day of May, 2006  
by **Wallace Kellison and Marjorie Kellison**.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009

