

**M06-10645**

Klamath County, Oregon

05/25/2006 03:53:27 PM

Pages 2 Fee: \$26.00



After recording return to:

Robert Wilson and Desiree Leo-  
Wilson

PO Box ~~288~~ 820

Lincoln City, OR ~~97367~~

Gilchrist, OR 97737

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

Robert Wilson and Desiree Leo-Wilson

PO Box ~~288~~ 820

Lincoln City, OR ~~97367~~

Gilchrist, OR 97737

File No.: 7021-821372 (ALF)

Date: May 09, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Joy Victoria Baker who acquired title as Joy Boss**, Grantor, conveys and warrants to **Robert Wilson and Desiree Leo-Wilson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 7 and 8, Block 26, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, 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 **\$13,800.00**. (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 22nd day of May, 2006

APN: R265590

Statutory Warranty Deed  
- continued

File No.: 7021-821372 (ALF)  
Date: 05/09/2006

Joy Victoria Baker  
Joy Victoria Baker

STATE OF ARIZONA )  
~~Oregon~~ )  
County of COCHISE ) ss.  
~~Klamath~~ )

This instrument was acknowledged before me on this 22 day of May, 2006  
by **Joy Victoria Baker**.

Betty Goodman

Notary Public for Oregon  
My commission expires:

