

M06-11545

Klamath County, Oregon

06/07/2006 03:01:43 PM

Pages 2 Fee: \$26.00



After recording return to:
Mr. and Mrs. William Knudtsen
P.O. Box 307
Beatty, OR. 97621

Until a change is requested all tax statements
shall be sent to the following address:
William Knudtsen and Kathleen W.
Knudtsen
Address as shown above.

File No.: 7021-795908 (MTA)
Date: May 08, 2006

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

ROBERT WILLIAM BASLER and BONNIE RAE BASLER, husband and wife, Grantor, conveys and warrants to **WILLIAM KNUDTSEN and KATHLEEN W. KNUDTSEN, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 35 South Range 12 East of the Willamette Meridian. SUBJECT TO a non-exclusive easement across the easterly 30 feet therefrom. TOGETHER WITH a 60 foot non-exclusive easement south along the centerline of the southeast 1/4 of the Southwest 1/4 of Section 36, thence easterly along the section line to the intersection of Spring Butte Drive.

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 **\$8,000.00**. (Here comply with requirements of ORS 93.030)

26-P

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 31 day of MAY, 2006.

Robert William Basler
Robert W. Basler
Robert William Basler

Bonnie Rae Basler
Bonnie Rae Basler

STATE OF Alaska)

County of Mat-Su Borough) ss.

This instrument was acknowledged before me on this 31 day of May, 2006
by **Robert William Basler and Bonnie Rae Basler**.

R. Little
Notary Public for Alaska

My commission expires: 05-12-08

