



**M06-11824**

Klamath County, Oregon

06/09/2006 03:19:23 PM

Pages 2 Fee: \$26.00

After recording return to:

Ronald R Knowles and Janet E Knowles

~~37150 Modoc Point Rd~~ 114165

~~Chiloquin, OR 97624~~ mushatelle

Hesperia, CA 92344

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

Ronald R Knowles and Janet E Knowles

~~37150 Modoc Point Rd~~ same as above

~~Chiloquin, OR 97624~~

File No.: 7021-830081 (ALF)

Date: May 23, 2006

## STATUTORY WARRANTY DEED

**Betty J Clemens**, Grantor, conveys and warrants to **Ronald R Knowles and Janet E Knowles, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Northerly 130 feet of the Southerly 212.5 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

**AND**

**The Southerly 100 feet of the Northerly 447.6 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of 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 **\$365,000.00**. (Here comply with requirements of ORS 93.030)

26-F


APN: 224153

Statutory Warranty Deed  
- continued

File No.: 7021-830081 (ALF)  
Date: 05/23/2006

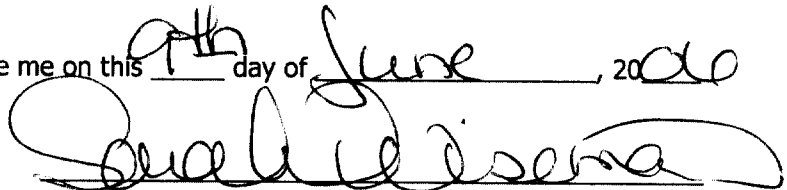
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 9 day of June, 2006.

  
Betty J. Clemens

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 9th day of June, 2006  
by **Betty J Clemens**.





Notary Public for Oregon  
My commission expires: 10/16/06