



After recording return to:  
James Perry  
120 Washington  
Klamath Falls, OR 97601

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

James Perry  
120 Washington  
Klamath Falls, OR 97601

File No.: 7021-823693 (DMC)  
Date: June 09, 2006

**M06-12304**

Klamath County, Oregon

06/15/2006 03:40:48 PM

Pages 2 Fee: \$26.00

### STATUTORY WARRANTY DEED

**Caleb D. Franklin**, Grantor, conveys and warrants to **James Perry**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 8 in Block 5, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, 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.

The true consideration for this conveyance is **\$150,500.00**. (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 12 day of June, 2006.

26-F

APN: 474515

Statutory Warranty Deed  
- continued

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Date: 06/09/2006

Dated this 12 day of June, 2006.



Caleb D. Franklin

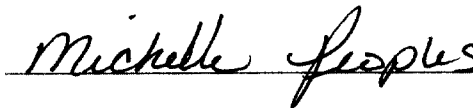
STATE OF Oregon )

)ss.

County of )



This instrument was acknowledged before me on this 12 day of June, 2006  
by **Caleb D. Franklin**.



Notary Public for Oregon

My commission expires:

July 18<sup>th</sup> 2009