

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**M06-13876**

Klamath County, Oregon

07/10/2006 03:39:42 PM

Pages 1 Fee: \$21.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Erlan Pedersen
2744 Prominent Ct S
Salem, OR 97302

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Erlan Pedersen
2744 Prominent Ct S
Salem, OR 97302

ATE: 63630

WARRANTY DEED - STATUTORY FORM

Tony C. Luehr and Sherri A. Luehr, who acquired title as
Tony C. Luehr and Sherri A. Luehr, Grantor,
conveys and warrants to Erlan Pedersen, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath
County, Oregon, to-wit:

Lot 10, Block 4, Tract No. 1204, LITTLE RIVER RANCH, according to
the official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 55,000.⁰⁰ (Here, comply with the requirements of ORS 93.030.)

DATED June 30, 2006; if a corporate grantor, it has caused its name to be signed and its seal, if
any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY,
UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULA-
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
EST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE
RIGHTS OF NEIGHBORING PROPERTY OWNERS. IF ANY, UNDER CHAPTER 1,
OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Tony C. Luehr
Sherri A. Luehr

STATE OF OREGON, County of MARION ss.

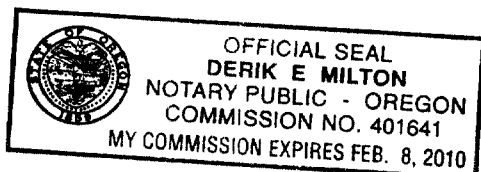
This instrument was acknowledged before me on the 30th of June 2006
by Tony C. Luehr & Sherri A. Luehr

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 2/8/2010

821-A