



After recording return to:

David Weilbrenner

361 Hidden Hill Lane  
Winston, OR. 97496

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

David Weilbrenner

Address as shown above.

File No.: 7021-855709 (MTA)

Date: July 13, 2006

**M06-14447**

Klamath County, Oregon

07/18/2006 11:43:30 AM

Pages 3 Fee: \$31.00

## STATUTORY WARRANTY DEED

**SCOTT A. THOMAS and JUDY C. THOMAS, husband and wife**, Grantor, conveys and warrants to  
**DAVID WEILBRENNER**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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 **\$55,000.00**. (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 13th day of July, 2006.

APN: R267785

Statutory Warranty Deed  
- continued

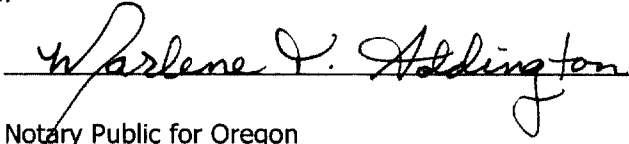
File No.: 7021-855709 (MTA)  
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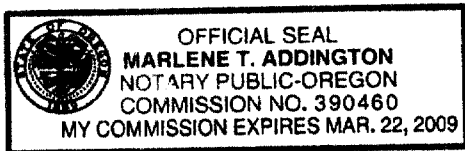
  
\_\_\_\_\_  
Scott A. Thomas

  
\_\_\_\_\_  
Judy C. Thomas

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 13<sup>th</sup> day of July, 2006  
by **Scott A. Thomas and Judy C. Thomas.**

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: March 22, 2009



APN: **R267785**

Statutory Warranty Deed  
- continued

File No.: **7021-855709 (MTA)**  
Date: **07/13/2006**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

LOT 30 IN BLOCK 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.