

MTC 75686-SH

THIS SPACE RESERVED

**M06-14465**

Klamath County, Oregon

07/18/2006 03:02:48 PM

Pages 1 Fee: \$21.00



After recording return to:

Wesley Brandon Lovell

5034 Harlan Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Wesley Brandon Lovell

5034 Harlan Drive

Klamath Falls, OR 97603

Escrow No. MT75686-SH

Title No. 0075686

SWD

### STATUTORY WARRANTY DEED

**Frank M. Pedersen and Barrie G. Pedersen, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Wesley Brandon Lovell**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 10-93, said Land Partition being situated in the NE1/4 and the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also being a partition of Tract 43, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011AB-06100-000

Key No: 549017


The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:


2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$165,000.00**.

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 17 day of July, 2006

  
Frank M. Pedersen

  
Barrie G. Pedersen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 17, 2006 by Frank M. Pedersen and Barrie G. Pedersen.



  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00