



M06-15121

Klamath County, Oregon

07/27/2006 02:44:28 PM

Pages 1 Fee: \$21.00

After recording return to:
ROBERT C. WORTHINGTON
4821 LOMBARD DRIVE
Klamath Falls, OR 97603

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

ROBERT C. WORTHINGTON
4821 LOMBARD DRIVE
Klamath Falls, OR 97603

Escrow No. MT75676-SH
Title No. 0075676

SWD

STATUTORY WARRANTY DEED

FRANK M. PEDERSEN and BARRIE G. PEDERSEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ROBERT C. WORTHINGTON**, 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:

Lot 4 in Block 6 of TRACT NO. 1126, FIRST ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


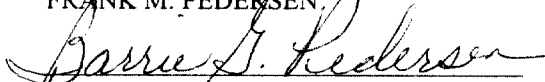
Tax Account No: 3909-013BB-00500-000 Key No: 568852

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 **\$224,500.00**.

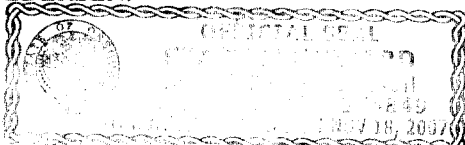
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

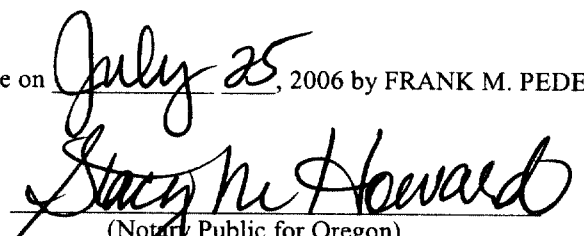
Dated this 25th day of July, 2006.


FRANK M. PEDERSEN

BARRIE G. PEDERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 25, 2006 by FRANK M. PEDERSEN and BARRIE G. PEDERSEN.




(Notary Public for Oregon)
My commission expires Nov 18, 2007

21.00