

2006-015515

Klamath County, Oregon



00000125200600155150020021

THIS SP

08/01/2006 03:45:17 PM

Fee: \$26.00



After recording return to:
R. Keith Wilkinson and Patricia E.
Wilkinson
4638 Laverne Ave
Klamath Falls, OR 97603

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

R. Keith Wilkinson and Patricia E.
Wilkinson
4638 Laverne Ave
Klamath Falls, OR 97603

File No.: 7021-860173 (DMC)

Date: July 25, 2006

STATUTORY WARRANTY DEED

Douglas I. Ernst and Virginia L. Ernst as tenants by the entirety, Grantor, conveys and warrants to **R. Keith Wilkinson and Patricia E. Wilkinson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 50 PERRY'S ADDITION TO LLOYD'S TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** 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 **\$222,500.00**. (Here comply with requirements of ORS 93.030)

26. - F

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 1 day of August, 2006.

Douglas I. Ernst
Douglas I. Ernst

Virginia L. Ernst
Virginia L. Ernst

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of August, 2006
by **Douglas I. Ernst and Virginia L. Ernst.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009