



After recording return to:  
Daniel E. Cole and Dale M. Delgado  
PO Box 221508  
Newhall, CA 91322

Until a change is requested all tax statements  
shall be sent to the following address:  
Daniel E. Cole and Dale M. Delgado  
PO Box 221508  
Newhall, CA 91322

File No.: 7021-850420 (DMC)  
Date: July 03, 2006

**2006-015813**

Klamath County, Oregon



00000499200600158130020028

08/07/2006 11:56:24 AM

Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Vivian G. Sedney**, Grantor, conveys and warrants to **Daniel E. Cole and Dale M. Delgado as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 16 and 17 in Block 8, Tract 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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

1. 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.

26-F

APN: 194970

Statutory Warranty Deed  
- continued

File No.: 7021-850420 (DMC)  
Date: 07/03/2006

Dated this 5 day of July, 2006.

Vivian G. Sedney  
Vivian G. Sedney

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 5 day of July, 2006  
by **Vivian G. Sedney**.



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