

MT75974-DS



THIS SPACE RESERVED FOR RECORDER'S USE

2006-015836
Klamath County, Oregon



08/07/2006 03:10:36 PM

Fee: \$26.00

After recording return to:

John Weston, Jr.

8285 Chester Drive

Sacramento, CA 95830

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

John Weston, Jr.

8285 Chester Drive

Sacramento, CA 95830

Escrow No. MT75974-DS

Title No. 0075974

SWD

STATUTORY WARRANTY DEED

Patrick Halloran and Richard Coulston, Grantor(s) hereby convey and warrant to **John Weston, Jr.**, 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:

The W1/2 of the NW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4008-03300-00200-000

Key No: 626004

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 **\$47,000.00**.

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 31 day of July, 2006

Patrick Halloran
Patrick Halloran

THIS DOCUMENT IS BEING SIGNED
IN COUNTERPART.

Richard Coulston

STATE OF CALIFORNIA

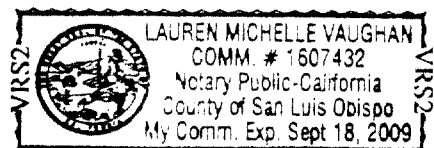
SS.
COUNTY OF San Luis Obispo

On July 31, 2006 before me, Lauren Michelle Vaughan personally appeared Patrick Halloran and ~~Richard Coulston~~ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Lauren Michelle Vaughan



26.00



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Dated this 4 day of August, 06.

Patrick Halloran

Richard Coulston

State of Oregon

County of Clackamas

This instrument was acknowledged before me on Aug 4, 2006 by Richard Coulston.


(Notary Public for Oregon)

My commission expires 10/12/2009

