



After recording return to:

Degan Parker

31265 College St

Bonanza, OR 97623

Klamath Falls, OR

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

Degan Parker

31265 College St

Bonanza, OR 97623

File No.: 7021-867137 (ALF)

Date: July 28, 2006

2006-016430

Klamath County, Oregon



00001248200600164300020022

08/15/2006 12:07:10 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Donald M. Nelson, Grantor, conveys and warrants to Degan Parker and Lori Whisenhunt, not as tenants in common but with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 1 OF LAND PARTITION 32-02, SITUATED IN PORTIONS OF VACATED BLOCKS 1, 2, 21 AND 22 OF BOWNE ADDITION TO BONANZA IN THE NE 1/4 SE 1/4 SECTION 9, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF 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 **\$225,000.00**. (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 2 day of August, 2006

Donald M. Nelson
Donald M. Nelson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 2 day of August, 2006
by **Donald M. Nelson.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-06

