



THIS SPACE RESERVED FOR RECORDING USE

2006-016495

Klamath County, Oregon



00001331200600164950020023

08/16/2006 10:58:24 AM

Fee: \$26.00

After recording return to:

John T. Anderson

PO Box 1772

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

John T. Anderson

PO Box 1772

Klamath Falls, OR 97601

Escrow No. MT76156-DS

Title No. 0076156

SWD

### STATUTORY WARRANTY DEED

Gary Parsons and Gayla D. Parsons, as tenants by the entirety, Grantor(s) hereby convey and warrant to John T. Anderson and Susan A. Anderson, as tenants by the entirety, 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:

A parcel of land being a portion of Lot 1, Block 13, KLAMATH RIVER ACRES, FIRST ADDITION, situated in the NE1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 13, of KLAMATH RIVER ACRES, FIRST ADDITION, which is a 5/8 inch diameter rebar; thence South 01° 25' 45" South 84.13 feet along the Easterly line of said Lot 1, Block 13 to a 5/8 inch diameter rebar; thence South 48° 24' 52" West 278.13 feet to a 5/8 inch rebar lying on the Northeasterly right of way line of Clover Creek Road; thence North 41° 35' 08" West 365.33 feet along said Northeasterly right of way line of Clover Creek Road to a 5/8 inch diameter rebar; thence South 89° 52' 10" East 449.09 feet along the Northerly line of said Lot 1, Block 13, KLAMATH RIVER ACRES, FIRST ADDITION to the point of beginning.

Tax Account No: 3907-025C0-00100-000

Key No: 487155

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 **\$50,500.00**.

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.

26.00

Dated this 14th day of August, 2006.

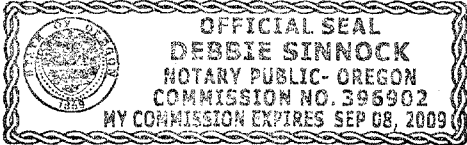
Gary Parsons  
Gary Parsons

Gayla D. Parsons  
Gayla D. Parsons

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8-14-, 2006 by Gary Parsons and Gayla D. Parsons.

Debbie Sinnock  
(Notary Public for Oregon)



My commission expires 9-8-09