

MT76051-DS



THIS SPACE RESERVED FOR RECORDER'S USE

2006-017483
Klamath County, Oregon



08/30/2006 03:24:31 PM

Fee: \$26.00

After recording return to:

Susan A. Anderson

PO Box 1772

Klamath Falls, OR 97601

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

Susan A. Anderson

PO Box 1772

Klamath Falls, OR 97601

Escrow No. MT76051-DS

Title No. 0076051

SWD

STATUTORY WARRANTY DEED

Gary S. Parsons and Gayla D. Parsons, as tenants by the entirety, Grantor(s) hereby convey and warrant to Susan A. Anderson and John T. 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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1, Block 13, KLAMATH RIVER ACRES, FIRST ADDITION, which is a 5/8 inch diameter rebar; thence South 01° 25' 45" East 84.13 feet along the Easterly line of said Lot 1, Block 13 to the point of beginning, which is a 5/8 inch diameter rebar; thence South 01° 24' 45" East 427.36 feet along said Easterly line of Lot 1, Block 13, KLAMATH RIVER ACRES, FIRST ADDITION to a 3/4 inch diameter rebar, lying on the Northeasterly right of way line of Clover Creek Road; thence North 41° 35' 08" West 324.46 feet along said Northeasterly right of way line of Clover Creek Road to a 5/8 inch diameter rebar; thence North 48° 24' 52" East 278.13 feet to the point of beginning.

Tax Account No: 3907-025C0-00200-000

Key No: 487164

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 \$175,000.00.

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.

6.00

Dated this 14th day of Aug., 2006.

Gary S. Parsons
Gary S. 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 S. Parsons and Gayla D. Parsons.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

