



After recording return to:  
Eric D. Weathersbee and Robin J.  
Weathersbee  
1344 CALIFORNIA AVE  
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Eric D. Weathersbee and Robin J.  
Weathersbee  
Address as shown above.

File No.: 7021-881265 (MTA)  
Date: August 30, 2006

**2006-017591**

**Klamath County, Oregon**



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08/31/2006 03:20:09 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Edward M. Gordon**, Grantor, conveys and warrants to **Eric D. Weathersbee and Robin J. Weathersbee, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**BEGINNING AT A POINT IN LOT 11, BLOCK 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHICH SAID POINT IS THE INTERSECTION OF THE WESTERLY LINE OF CALIFORNIA AVENUE AND THE SOUTHERLY LINE OF ARCH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, 100 FEET; THENCE ON A LINE PARALLEL WITH THE WESTERLY LINE OF CALIFORNIA AVENUE TO THE NORTHERLY LINE OF SAID LOT; THENCE TO THE PLACE OF BEGINNING, BEING THE EASTERLY 100 FEET OF LOT 11, BLOCK 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.**

**LESS THE WESTERLY 3 FEET OF SAID DESCRIBED PREMISES CONVEYED TO T.B. WATTERS BY DEED DATED APRIL 1, 1942, RECORDED MARCH 6, 1944 IN BOOK 163 AT PAGE 51, DEED RECORDS OF KLAMATH COUNTY, 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 **\$185,000.00**. (Here comply with requirements of ORS 93.030)

26-F

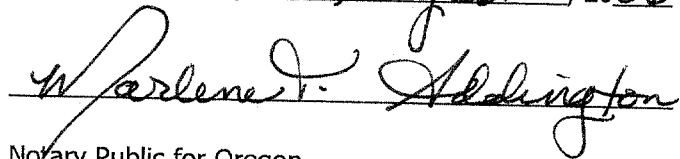
EW  
RW  
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE 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<sup>st</sup> day of August, 2006.

  
Edward M. Gordon

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 31<sup>st</sup> day of August, 2006  
by **Edward M. Gordon**.



Notary Public for Oregon  
My commission expires: March 22, 2009

