



THIS SPACE RESER

2006-017917
Klamath County, Oregon



09/06/2006 10:57:14 AM

Fee: \$21.00

After recording return to:

Clint M. Radford

1450 Homedale Rd.

Klamath Falls, OR 97603

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

Clint M. Radford

1450 Homedale Rd.

Klamath Falls, OR 97603

Escrow No. MT76011-KR

Title No. 0076011

SWD

MTL-76011 KR

STATUTORY WARRANTY DEED

Chuck L. Paulsen and Jane L. Paulsen, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Clint M. Radford and Annette K. Radford, 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:

Parcel 1 of Land Partition 63-05, said Land Partition being a portion of Lot 63 of "FAIR ACRES SUBDIVISION NO. 1" situated in the SE1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and utilities over, under and across the South 30 feet of Parcel 2 of said Land Partition 63-05 as delineated on the face of said Land Partition.

Tax Account No: 3809-035DC-00600-000

Key No: 450416

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 **\$198,000.00**.

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 1st day of September, 2006

Chuck L. Paulsen

Chuck L. Paulsen

Jane L. Paulsen

Jane L. Paulsen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept. 1, 2006 by Chuck L. Paulsen and Jane L. Paulsen.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00