



After recording return to:
Arthur F. Walden
28465 Alava
Mission Viejo, CA 92692

Until a change is requested all tax statements
shall be sent to the following address:
Arthur F. Walden
28465 Alava
Mission Viejo, CA 92692

File No.: 7021-883406 (DMC)
Date: August 21, 2006

2006-017984
Klamath County, Oregon

THI



09/06/2006 02:55:41 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Eric A. Rose and Jennifer M. Rose as tenants by the entirety, Grantor, conveys and warrants to **Arthur F. Walden**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 1, BLOCK 10, OF TRACT 1152-NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK 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 **\$300,000.00**. (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 30 day of August, 2006.

Eric A. Rose
Eric A. Rose

Jennifer M. Rose
Jennifer M. Rose

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 30 day of August, 2006
by **Eric A. Rose and Jennifer M. Rose.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009