



THIS SPACE RES

2006-019576  
Klamath County, Oregon



09/28/2006 03:29:36 PM

Fee: \$26.00

After recording return to:  
MICHAEL LYLE PETERSON  
4085 LEMHI ST.  
BOISE, ID 83705

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

MICHAEL LYLE PETERSON  
4085 LEMHI ST.  
BOISE, ID 83705

Escrow No. MT76687-PS  
Title No. 0076687

SWD

MTCT 10/27/06 PS

### STATUTORY WARRANTY DEED

ANGELA M. COLEMAN, who acquired title as Angie Coleman, Grantor(s) hereby convey and warrant to  
MICHAEL LYLE PETERSON 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:

That portion of Lot 2, Block 17, situated North and West of a point South 1° 36' 38" West 900 feet and East 425.30 feet from the  
Northwest corner of said Lot 2, Block 17; also known as Lot 2A, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN  
UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3313-02200-01300-000

Key No: 176776

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 \$ 9,000.00.

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.

2000

Dated this 12 day of September, 2006.

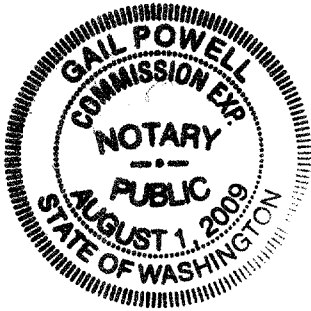
Angela M. Coleman  
ANGELA M. COLEMAN

State of Washington

County of Grant

On this day personally appeared before me ANGELA M. COLEMAN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 12<sup>th</sup> day of Sept, 2006.



Gail Powell  
Printed Name: GAIL POWELL  
Notary Public in and for the State of  
Washington residing at MOSES LAKE  
My appointment expires 8/1/09