

2006-019654

Klamath County, Oregon



00005088200600196540010011

09/29/2006 11:38:24 AM

Fee: \$21.00

MTC76304

WARRANTY DEED -- STATUTORY FORM

ROLAND PETERSON and EUNICE PETERSON, as tenants by the entirety,  
Grantor,

conveys and warrants to

KEITH B. ANDERS, JR. and ELINORE G. ANDERS, as tenants by the entirety,  
Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

SW1/4 NW1/4 NE1/4

THE NORTH 330 FEET OF THE ~~SW-1/4 OF THE NW1/4~~ OF SECTION 25, TOWNSHIP 24  
SOUTH, RANGE 18 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No(s): 148511

Map/Tax Lot No(s): 2408-025A-00700-000  
025AO

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true 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, 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 26 day of September, 2006.

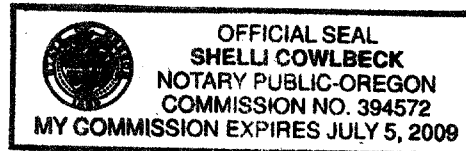
Roland Peterson  
ROLAND PETERSON

Eunice Peterson  
EUNICE PETERSON

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on September 26, 2006 by ROLAND  
PETERSON AND EUNICE PETERSON.

Shelli Cowlbeck  
(Notary Public for Oregon)  
My commission expires 7-5-09



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
KEITH B. ANDERS, JR. AND ELINORE G. ANDREWS  
34924 SEAVEY LOOP ROAD  
EUGENE, OR 97405

TITLE NO. 14-0045406

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