

2006-019705

Klamath County, Oregon



00005151200600197050010013

09/29/2006 03:36:30 PM

Fee: \$21.00

MTCTW514

WARRANTY DEED -- STATUTORY FORM

ROBERT A. WILSON and DESIREE LEO-WILSON, husband and wife, Grantor,

conveys and warrants to

REBECCA L. FLEMING, an unmarried individual, Grantee,

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

LOT 11 IN BLOCK 11 OF TRACT 1122 ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 166689


Map/Tax Lot No(s): 26-07-001D0 TL 11400

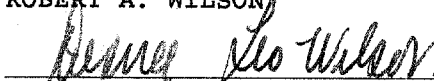
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$44,000.00 .

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.

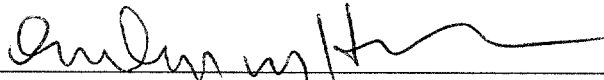
Dated this 21 day of September, 2006.


ROBERT A. WILSON

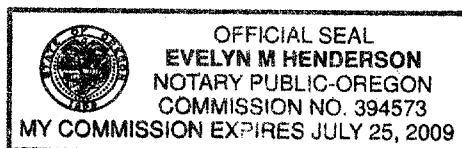

DESIREE LEO-WILSON

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on September 21, 2006 by ROBERT A. WILSON and DESIREE LEO-WILSON.


(Notary Public for Oregon)

My commission expires 7-25-09



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:
REBECCA L. FLEMING
17630 92ND AVE NW
STANWOOD, WA 98292

TITLE NO. 76514
ESCROW NO. 14-0047806

200