



THIS SPACE RESERVE

2006-021009
Klamath County, Oregon



00006678200600210090020025

10/19/2006 11:20:40 AM

Fee: \$26.00

After recording return to:
PATRICIA MARIE PEARSON
7918 JUANITA CT.
Sebastopol, CA 95472

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

PATRICIA MARIE PEARSON
7918 JUANITA CT.
Sebastopol, CA 95472

Escrow No. MT77113-LW
Title No. 0077113

SWD

MT77113 LW

STATUTORY WARRANTY DEED

RYAN D. BADKER and JAMIE A. BADKER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **PATRICIA MARIE PEARSON**, 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:

Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM...

A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence South 19° 33' 10" West 102.23 feet to a point on the South line of said Lot 21; thence South 89° 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27° 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

Tax Account No: 3909-013BB-06500-000

Key No: 879961

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:

The true and actual consideration for this conveyance is **\$196,000.00**.

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.

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Dated this 16 day of October, 2006

Ryan D Badker
RYAN D. BADKER

Jamie A Badker
JAMIE A. BADKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 16 2006 by RYAN D. BADKER and JAMIE A. BADKER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

