



After recording return to:  
Robert G. Walsh and Dinah M. Walsh  
3012 Deering Dr NW  
Salem, OR 97304

Until a change is requested all tax statements  
shall be sent to the following address:  
Robert G. Walsh and Dinah M. Walsh  
3012 Deering Dr NW  
Salem, OR 97304

File No.: 7081-919862 (LAS)  
Date: October 19, 2006

2006-021234  
Klamath County, Oregon



10/23/2006 11:38:36 AM

Fee: \$26.00

THIS SPA

### STATUTORY WARRANTY DEED

**Douglas L. Wardell, Jr. and Dianna L. Nye-Wardell as tenants by the entirety**, Grantor, conveys and warrants to **Robert G. Walsh and Dinah M. Walsh as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 13 in Block 2 of Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

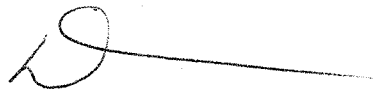
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$185,000.00**. (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.

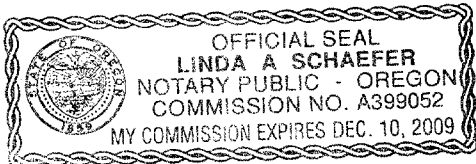
Dated this 19<sup>th</sup> day of Oct, 2006.

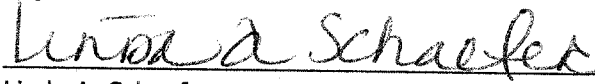
  
\_\_\_\_\_  
Douglas L. Wardell Jr.

  
\_\_\_\_\_  
Dianna L. Nye-Wardell

STATE OF Oregon )  
County of Klamath Marion )ss.

This instrument was acknowledged before me on this 19<sup>th</sup> day of October, 2006  
by **Douglas L. Wardell, Jr. and Dianna L. Nye-Wardell.**



  
\_\_\_\_\_  
Linda A. Schaefer  
Notary Public for Oregon  
My commission expires: December 10, 2009