



THIS SPACE RESER

2006-021596
Klamath County, Oregon



10/26/2006 03:39:32 PM

Fee: \$21.00

After recording return to:

Timothy F. Wehrly

1851 Avalon

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Timothy F. Wehrly

1851 Avalon

Klamath Falls, OR 97603

Escrow No. MT76936-KR

Title No. 0076936

SWD

MT76936-KR
MT76936

STATUTORY WARRANTY DEED

Margaret Rae Olsen, Grantor(s) hereby convey and warrant to Timothy F. Wehrly,

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 25 in TRACT 1344 - SEVENTH ADDITION TO NORTH HILLS - PHASE 1,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036BC-01500-000

Key No: 885343

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 **\$269,000.00**.

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.

Dated this Oct day of 23rd 2006

Margaret Rae Olsen
Margaret Rae Olsen

State of Montana

County of Yellowstone

This instrument was acknowledged before me on Oct 23, 2006 by Margaret Rae Olsen.

Cassandra Blankenship
(Notary Public)

My commission expires _____

CASSANDRA BLANKENSHIP
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires August 1, 2007

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