



2006-021850  
Klamath County, Oregon



THIS SPACE RESE

10/31/2006 03:21:01 PM

Fee: \$26.00

After recording return to:

Byron R. Musselman

3105 Bisbee Street

Klamath Falls, OR 97603

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

Byron R. Musselman

3105 Bisbee Street

Klamath Falls, OR 97603

Escrow No.  
SWD-EM

MT77265-TM

MT77265 TM

### STATUTORY WARRANTY DEED

**KENNETH P. FOUSE and ANGELA M. FOUSE, WHO ACQUIRED TITLE AS ANGELA M. WILLIAMS, as tenants by the entirety, Grantor(s) hereby convey and warrant to Byron R. Musselman and Betty S. Musselman, as tenants by the entirety, 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:**

Lots 7, 8 and 9 in Block 61, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$140,000.00**.

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.

2600

Statutory Warranty Deed

Pg 2 of 2

Dated this 27 day of October, 2006

Kenneth P. Fouse

Angela Fouse

Angela M. Fouse

State of Indiana

County of Marshall

This instrument was acknowledged before me on October 27, 2006 by KENNETH P. FOUSE and ANGELA M. FOUSE.

Nancy A. Calhoun  
(Notary Public)

My commission expires 3/10/2008

