

2006-023858

Klamath County, Oregon



After recording return to:
Stephen P. Tenold and Carrie Rose
Tenold

35429 McCartie Ln
Bonanza OR 97003

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

Stephen P. Tenold and Carrie Rose
Tenold

Same

File No.: 7021-870960 (DMC)

Date: November 21, 2006

THIS SPACE



11/30/2006 11:28:08 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Alvin L. Van Hulzen and Jean Van Hulzen, husband and wife, Grantor, conveys and warrants to Stephen P. Tenold and Carrie Rose Tenold, husband and wife, as to an undivided 51% interest and Robert R. Nieslanik and Wanda M. Nieslanik, husband and wife as to an undivided 49% interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 1 OF LAND PARTITION 48-06, LOCATED IN THE S $\frac{1}{2}$ AND THE S $\frac{1}{2}$ N $\frac{1}{2}$ OF SECTION 1, AND THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ AND NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 2 AND THE N $\frac{1}{2}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ AND NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$775,000.00**. (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 22 day of November, 2006.



Alvin L. Van Hulzen


Jean Van Hulzen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of November, 2006
by **Alvin L. Van Hulzen and Jean Van Hulzen.**




Notary Public for Oregon
My commission expires: 11-7-09