

2006-025254

Klamath County, Oregon



00011591200600252540020027

12/22/2006 11:56:46 AM

Fee: \$26.00



After recording return to:
Brady Mulhausen
158 N. West Walnut
Dundee, OR 97115

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

File No.: 7021-946587 (SFK)
Date: December 15, 2006

THIS SPACE R

STATUTORY WARRANTY DEED

Robert V. Wethern, Sr., Grantor, conveys and warrants to **Brady Mulhausen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 3 OF LAND PARTITION 26-02 BEING A REPLAT OF LOT 68 BLOCK 12 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT 1, 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 **\$20,000**. (Here comply with requirements of ORS 93.030)

26-T

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 19th day of December, 2006

Robert V. Wethern Sr. by Tama Wethern Attorney in fact.
Robert V. Wethern Sr.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19th day of December, 2006
by **Robert V. Wethern, Sr.**



Sarah Kness
Notary Public for Oregon
My commission expires: 10/16/2010