

2007-001276

Klamath County, Oregon



00013589200700012760020027

01/24/2007 03:22:30 PM

Fee: \$26.00



After recording return to:  
Robert M. Carlson and Virginia  
Carlson  
5145 Hickory Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Robert M. Carlson and Virginia Carlson  
5145 Hickory Lane  
Klamath Falls, OR 97601

File No.: 7021-951454 (DMC)  
Date: December 21, 2006

THIS SPACE

### STATUTORY WARRANTY DEED

**Adam Campbell**, Grantor, conveys and warrants to **Robert M. Carlson and Virginia Carlson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 32 OF TRACT 1416, THE WOODLANDS - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

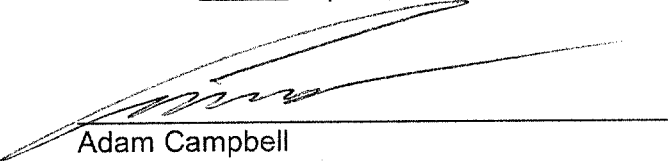
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$245,000.00**. (Here comply with requirements of ORS 93.030)

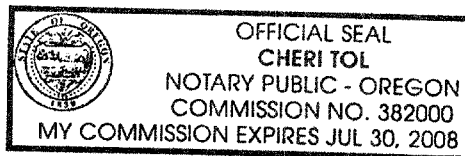
26-F

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, 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.

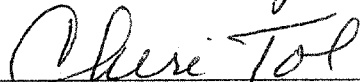
Dated this 18 day of JANUARY, 2007.

  
Adam Campbell

STATE OF Oregon )  
County of Lincoln )ss.  
 )



This instrument was acknowledged before me on this 18 day of January, 2007  
by **Adam Campbell**.

  
Cheri Tol

Notary Public for Oregon  
My commission expires: July 30, 2008