



00014112200700017230020022

01/31/2007 11:54:29 AM

Fee: \$26.00



After recording return to:  
Anna M. Lang  
3219 Naoma Street  
Klamath Falls, OR 97603

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

Anna M. Lang  
3219 Naoma Street  
Klamath Falls, OR 97603

File No.: 7021-965676 (ALF)  
Date: January 29, 2007

THIS

### STATUTORY WARRANTY DEED

*6* **Brian J. Waldron and Christiana L. Waldron as tenants by the entirety**, Grantor, conveys and warrants to **Anna M Lang**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 5 BLOCK 4, TRACT 1063, THIRD ADDITION TO VALLEY VIEW, 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 **\$218,300.00**. (Here comply with requirements of ORS 93.030)

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 30 day of January, 2007

Brian J. Waldron  
Brian J. Waldron

Christiana L. Waldron  
Christiana L. Waldron

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30 day of January, 2007  
by **Brian J. Waldron and Christiana L. Waldron.**

Adrien Fleek

Notary Public for Oregon

My commission expires: 12-3-10

