

2007-003596  
Klamath County, Oregon



03/02/2007 03:14:03 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Scott P Mitchell  
2530 Alliance Road  
Arcata, CA 95521

Until a change is requested all tax statements  
shall be sent to the following address:  
Scott P Mitchell  
2530 Alliance Road  
Arcata, CA 95521

File No.: 7021-994282 (ALF)  
Date: February 27, 2007

### STATUTORY WARRANTY DEED

**Jerald Olson**, Grantor, conveys and warrants to **Scott P Mitchell and John J Irwin and Helene Isbell Biggane**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 10, BLOCK 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.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 **\$14,500.00**. (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 1 day of March, 2007.

  
\_\_\_\_\_  
Jerald Olson

STATE OF CALIFORNIA )  
County of ORANGE )ss.

This instrument was acknowledged before me on this 1 day of MARCH, 2007 by **Jerald Olson**.

  
\_\_\_\_\_  
Notary Public for 05-10-07  
My commission expires:

