

2007-004557
Klamath County, Oregon



After recording return to:
Douglas Lewis Wardell, Jr
5401 East Ridge St S
Salem, OR 97306

Until a change is requested all tax statements
shall be sent to the following address:
Douglas Lewis Wardell, Jr
5401 East Ridge St S
Salem, OR 97306

File No.: 7081-981807 (LAS)
Date: February 13, 2007

THIS SPACE



03/16/2007 11:10:02 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Bradley D. Kahler and Diane S. Carpenter, as tenants by the entirety, Grantor, conveys and warrants to **Douglas Lewis Wardell, Jr**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 8 IN BLOCK 3 OF TRACT 1052 OF CRESCENT PINES, 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 **\$350,000.00**. (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 13th day of February, 2007.

Bradley D. Kahler
Bradley D. Kahler

Diane S. Carpenter
Diane S. Carpenter

STATE OF Oregon)
County of Klamath Mason)ss.
L.S.

This instrument was acknowledged before me on this 13th day of February, 2007 by **Bradley D. Kahler and Diane S. Carpenter.**



Linda A. Schaefer

Notary Public for Oregon
My commission expires: 12/10/09