

THIS SPACE RESE

2007-004595

Klamath County, Oregon



03/16/2007 03:27:16 PM

Fee: \$21.00

MT78509-LW

After recording return to:

RANDY L. PECNICK

P. O. BOX 1094

CHILOQUIN, OR 97624

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

RANDY L. PECNICK

P. O. BOX 1094

CHILOQUIN, OR 97624

Escrow No. MT78509-LW

Title No. 0078509

SWD

### STATUTORY WARRANTY DEED

**CAROL L. ROWLAND**, Grantor(s) hereby convey and warrant to **RANDY L. PECNICK**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 22, Block 12, OREGON SHORES SUBDIVISION, Tract No. 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$55,000.00**.

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 15 day of March, 07.

Carol L Rowland  
CAROL L. ROWLAND

BY: Sherry J Miller  
SHERRY J. MILLER, ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

SHERRY J. MILLER AS ATTORNEY IN FACT

This instrument was acknowledged before me on March 15, 2007 by CAROL L. ROWLAND  
FOR CAROL L. ROWLAND

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

