

2007-009044

Klamath County, Oregon



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05/17/2007 03:12:56 PM

Fee: \$26.00

MTC79D13-TM

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**After Recording Return To:**

**Sherril F. Shelton  
933 N. Eldorado Avenue  
Klamath Falls, OR 97601**

**1. Name(s) of the Transaction(s):**

**Statutory Warranty Deed**

**2. Direct Party (Grantor):**

**Ben Anker**

**3. Indirect Party (Beneficiary):**

**Sherril F. Shelton, Christopher L. Waters and Estela Luria, all with rights of survivorship**

**4. True and Actual Consideration Paid:**

**\$185,000.00**

**5. Legal Description:**

**Lot 2 in Block 17, TRACT 1176, being a Resubdivision of Block 17 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Sherril F. Shelton  
933 N. Eldorado Avenue  
Klamath Falls, OR 97601

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

Sherril F. Shelton  
933 N. Eldorado Avenue  
Klamath Falls, OR 97601

Escrow No. MT79013-1M  
Title No. 0079013  
SVE:EM

STATUTORY WARRANTY DEED

Ben Anker, Grantor(s) hereby convey and warrant to Sherril F. Shelton, Christopher L. Waters and Estela Luria, all ~~as tenants in common~~ 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 2 in Block 17, TRACT 1176, being a Resubdivision of Block 17 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

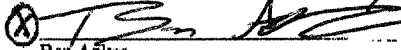
**\*\*with rights of survivorship**

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 \$185,000.00.

THIS INSTRUMENT WILL 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.

Dated this 16 day of May 2007

  
Ben Anker

State of Oregon  
County of *Wackamas*

This instrument was acknowledged before me on May 16, 2007 by Ben Anker.

  
(Notary Public for Oregon)

My commission expires July 27, 2007

