

MTCT8919

2007-009756

Klamath County, Oregon



00023583200700097560010018

05/31/2007 11:23:02 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

WILLIAM ARLEN BYRD AND THELMA CLAIRE BYRD, TRUSTEES UNDER THE BYRD LIVING TRUST, DATED APRIL 16, 1997, Grantor,

conveys and warrants to

KERRY E. WILSON and CLIFETTE M. WILSON, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 65 OF TRACT 1318, GILCHRIST TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 881447

Map/Tax Lot No(s): 2409-019DD-00500-000

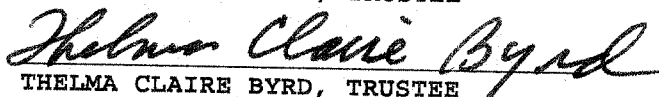
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$190,000.00 .

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, 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.

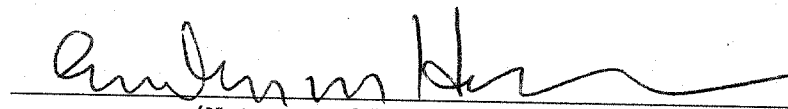
Dated this 29 day of May, 2007.

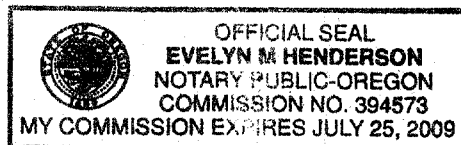

WILLIAM ARLEN BYRD, TRUSTEE


THELMA CLAIRE BYRD, TRUSTEE

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on May 29, 2007 by WILLIAM ARLEN BYRD, TRUSTEE and THELMA CLAIRE BYRD, TRUSTEE UNDER THE BYRD LIVING TRUST, DATED APRIL 16, 1997.


(Notary Public for Oregon)
My commission expires 7-29-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
KERRY E. AND CLIFFETTE M. WILSON
30494 BUTTE CREEK RD
LEBANON, OR 97355

Title # 78919

Escrow # 14-0009507

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