

2007-012683
Klamath County, Oregon



00027110200700126830010012

07/17/2007 02:06:43 PM

Fee: \$21.00

After Recording Return to:

EDWIN EUGENE ANDERSON

16221 LONDA LANE

RIVERSIDE, CA 92504

Until a change is requested all tax statements

Shall be sent to the following address:

EDWIN EUGENE ANDERSON

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 64969 PC

MICHAEL MAHURIN, herein called grantor, convey(s) to EDWIN EUGENE ANDERSON, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 2 and 3, Block 59, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029BC TL 02000 KEY #211470

CODE 001 MAP 3809-029BC TL 02100 KEY #211489

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$140,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 12, 2007.

Michael Mahurin
MICHAEL MAHURIN

STATE OF NEVADA, County of Washoe ss.

On July 14, 2007 personally appeared the above named MICHAEL MAHURIN and acknowledged the foregoing instrument to be his voluntary act and deed.

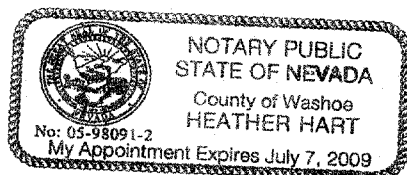
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064969

Before me: [Signature]
Notary Public for Nevada
My commission expires: 7/7/09

Official Seal



21-A