

2008-000073

Klamath County, Oregon



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01/02/2008 03:04:50 PM

Fee: \$26.00



After recording return to:
David J Pickett and Cynthia L Pickett
31417 and 31423 Sailfish Lane
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
David J Pickett and Cynthia L Pickett
31417 and 31423 Sailfish Lane
Bonanza, OR 97623

File No.: 7021-1156525 (ALF)
Date: December 21, 2007

THIS SPACE

STATUTORY WARRANTY DEED

William H. Wagner, Jr., Grantor, conveys and warrants to **David J Pickett and Cynthia L Pickett, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 16, 17 AND 18, BLOCK 17, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

F 26-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 2 day of Jan, 2008

William H. Wagner Jr.
William H. Wagner Jr.

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 2 day of Jan, 2008
by **William H. Wagner, Jr..**

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12-3-10

