



After recording return to:  
Robert L. Carson and Dixie A. Carson  
2012 Dawn Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Robert L. Carson and Dixie A. Carson  
2012 Dawn Drive  
Klamath Falls, OR 97603

File No.: 7021-1206869 (DMC)  
Date: April 04, 2008

2008-005968

Klamath County, Oregon



04/24/2008 03:07:10 PM

Fee: \$31.00

THIS SPAC

### STATUTORY WARRANTY DEED

**Yvette R. Lowery and William D. Lowery, as tenants by the entirety**, Grantor, conveys and warrants to **Robert L. Carson and Dixie A. Carson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

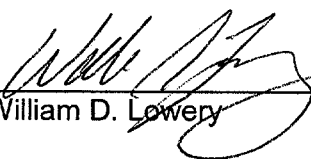
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$155,500.00**. (Here comply with requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

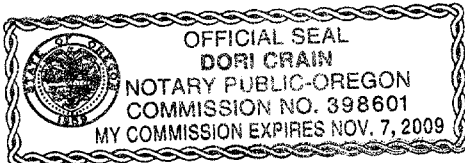
Dated this 24 day of April, 2008.

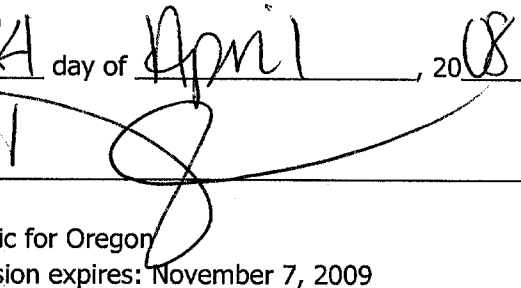
  
William D. Lowery

  
Yvette R. Lowery

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of April, 2008  
by **William D. Lowery and Yvette R. Lowery.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

**EXHIBIT A**

LEGAL DESCRIPTION:

A PORTION OF TRACT NO. 24, HOMEDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTHERLY LINE OF HOMEDALE TRACT NO. 24, AT A POINT SOUTH 66° 33' EAST 102.5 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT 24; THENCE NORTH 26° 30' EAST 275.9 FEET TO THE NORTHWEST CORNER OF SAID TRACT 24; THENCE SOUTH 70° 37' EAST 72.1 FEET TO A STAKE ON THE NORTHERLY LINE OF TRACT 24; THENCE SOUTH 23° 56' WEST 280.3 FEET TO THE SOUTHERLY LINE OF SAID TRACT 24; THENCE NORTH 66° 33' WEST 84.3 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 12 FEET THEREOF.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.