

2008-007277

Klamath County, Oregon



05/19/2008 08:28:39 AM

Fee: \$21.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Charles and Carolyn Jackson  
2051 Melrose Street  
Klamath Falls, Oregon 97601

### WARRANTY DEED

Carolyn Jackson (formerly known as Carolyn Peterson), Grantor, conveys and warrants an undivided one-half interest to Charles D. Jackson, Grantee, as tenant in common, the following described real property:

Lot 16 and the Southerly 104 feet of Lot 17, Block 42, HILLSIDE 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.

This property is commonly known as 2051 Melrose Street, Klamath Falls, Oregon.

The true consideration for this conveyance is \$187,500.

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, 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, CHAPTER 424, OREGON LAWS 2007.

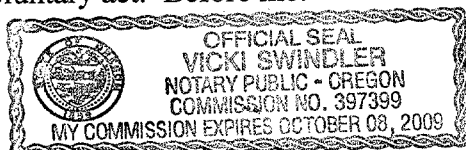
Dated this 8th day of May, 2008.

GRANTOR

Carolyn L. Jackson  
Carolyn Jackson

STATE OF OREGON           )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Carolyn Jackson, formerly known as Carolyn Peterson, on the 8th day of May, 2008, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Vicki Swindler  
Notary Public for Oregon  
My Commission Expires: 10-8-09