



THIS SPACE RESEI

2007-000169

Klamath County, Oregon



00012259200700001690010019

01/04/2007 11:25:13 AM

Fee: \$21.00

MTCT79995H

After recording return to:

Steven H. Hauge

2045 Auburn Street

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Steven H. Hauge

2045 Auburn Street

Klamath Falls, OR 97601

Escrow No. MT77999-SH

Title No. 0077999

SWD

STATUTORY WARRANTY DEED

James M. Braun and Kristen M. Braun, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Steven H. Hauge and Liane L. Venzke, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 1 and 2 in Block 46 of 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. EXCEPTING THEREFROM the Southwest 20 feet of said lots.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$285,000.00**.

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 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 ORS 197.352.

Dated this 3 day of Jan, 2007

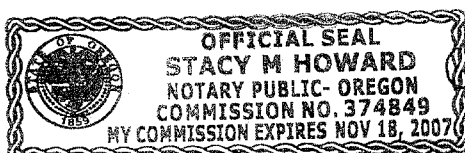
James M. Braun

By:
Kristen M. Braun, as His Attorney In Fact

Kristen M. Braun

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 3, 2007 by Kristen M. Braun, individually and as Attorney In Fact for James M. Braun.



(Notary Public for Oregon)
My commission expires Nov 18, 2007