

MTCT8001

2007-000211

Klamath County, Oregon



01/04/2007 03:32:37 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

WILFREDO RIVERA and DONNA ANN PETERS-RIVERA, as tenants in common,
Grantor,

conveys and warrants to

ROBERT E. COLLOPY and MARJORIE E. COLLOPY, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

LOT 7, BLOCK 10, FIRST ADDITION TO JACK PINE VILLAGE, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

Tax Account No(s): 133509

Map/Tax Lot No(s): 230925B000500

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$115,000.00 .

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, 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 November, 2007.


WILFREDO RIVERA


DONNA ANN PETERS-RIVERA

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on December 3, 2007 by WILFREDO
RIVERA and DONNA ANN PETERS-RIVERA.


(Notary Public for Oregon)

My commission expires July 5 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

ROBERT E. & MARJORIE E. COLLOPY
5593 OLD SAGE LANE NE
SALEM, OR 97315

TITLE NO. 78001

Escrow 124-0062606

