



THIS SPACE RE

2007-000212

Klamath County, Oregon



01/04/2007 03:32:58 PM

Fee: \$21.00

MT78015LW

After recording return to:

DENNIS VADER

2440 DARROW STREET

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

DENNIS VADER

2440 DARROW STREET

KLAMATH FALLS, OR 97601

Escrow No. MT78015-LW

Title No. 0078015

SWD

STATUTORY WARRANTY DEED

MARGARET STONE GORDON, Grantor(s) hereby convey and warrant to **DENNIS VADER**, 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:

Lot 15 in Block 35 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$11,200.00**.

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 30 day of December, 2006

Margaret Stone Gordon
MARGARET STONE GORDON

State of Alaska

County of Fairbanks North Star Borough

This instrument was acknowledged before me on December 30, 2006 by MARGARET STONE GORDON.

Victoria Long
(Notary Public)

My commission expires August 17, 2007

