



THIS SPACE RES

2007-000545
Klamath County, Oregon



01/11/2007 11:41:31 AM

Fee: \$21.00

MTCT7991LW

After recording return to:

TARA K. GUTHRIE

5403 KNIGHTWOOD DRIVE

KLAMATH FALLS, OR 97603

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

TARA K. GUTHRIE

5403 KNIGHTWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT77991-LW

Title No. 0077991

SWD

STATUTORY WARRANTY DEED

JOHN D. HALLSTROM and HEIDI M. HALLSTROM, as tenants by the entirety, Grantor(s) hereby convey and warrant to **TARA K. GUTHRIE and JESSE C. GUTHRIE**, 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:

Lot 20 in Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 **\$245,000.00**.

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 11 day of Jan, 2007

JOHN D. HALLSTROM

HEIDI M. HALLSTROM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11, 2007 by JOHN D. HALLSTROM and HEIDI M. HALLSTROM.



(Notary Public for Oregon)
My commission expires 11/20/07

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