



MTCT77927

After recording return to:

Richard A. Lowell

61785 Ten Barr Road

Bend, OR 97701

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

Richard A. Lowell

61785 Ten Barr Road

Bend, OR 97701

Escrow No. BT096053TA

Title No. 096053

SWD

THIS SPACE RE

2007-000559

Klamath County, Oregon



01/11/2007 03:23:50 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Westbrook Homes NW, Inc, an Oregon Corporation, Grantor(s) hereby convey and warrant to **Richard A. Lowell and Christie K. Lowell, 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:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

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 **\$0.00**.

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 9 day of Jan, 2007

Westbrook Homes NW, Inc

BY: [Signature]
Richard A. Lowell, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan 9, 2007 by Westbrook Homes NW, Inc. /Richard A. Lowell, President

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-08



2600

Exhibit "A"

Parcel 2 of Land Partition 63-05, said Land Partition being a portion of Lot 63 of "FAIR ACRES SUBDIVISION NO. 1" situated in the SE1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and utilities over, under and across the South 30 feet of Parcel 1 of said Land Partition 63-05 as delineated on the face of said Land Partition.