



MT77817TM

After recording return to:

KARLIE COE

1420 Wade Circle

Klamath Falls, OR 97601

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

KARLIE COE

1420 Wade Circle

Klamath Falls, OR 97601

Escrow No. MT77817-TM

Title No. 0077817

SWD

THIS SPACE RESERVE

2007-000664

Klamath County, Oregon



00012855200700006640010017

01/12/2007 03:37:18 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

LUANN BRADY, Grantor(s) hereby convey and warrant to ^{R.}KARLIE/COE, 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:

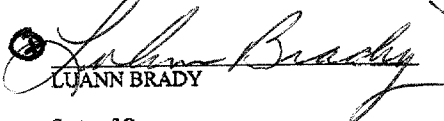
The N1/2 of Lot 5, Block 12 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$138,000.00.

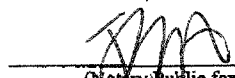
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 10th day of January, 2007


LUANN BRADY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 10, 2007 by LUANN BRADY.


(Notary Public for Oregon) California
My commission expires June 04, 2010

