



THIS SPACE RES

2007-000762

Klamath County, Oregon



01/16/2007 03:32:41 PM

Fee: \$21.00

MTCT7982KR

After recording return to:

Charles R. Wright

~~4435 Day Drive~~ 10803 Washburn Way

Klamath Falls, OR 97603-8160

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

Charles R. Wright

~~4435 Day Drive~~ 10803 Washburn Way

Klamath Falls, OR 97603-8160

Escrow No. MT77982-KR

Title No. 0077982

SWD

### STATUTORY WARRANTY DEED

**Mike Picard Building Inc., an Oregon Corporation, an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Charles R. Wright and Marlis M. Wright, 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 8 of TRACT 1358, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress as created by instrument recorded May 12, 2005 in Volume M05, page 34324, Microfilm Records 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 **\$299,500.00**.

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 15<sup>th</sup> day of January, 2007

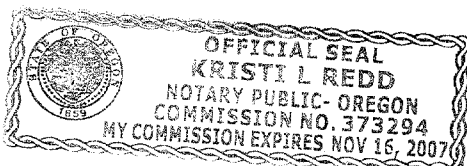
Mike Picard Building Inc., an Oregon Corporation

BY: Michael Picard

Michael Picard, President

STATE OF OREGON  
County of KLAMATH

This instrument was acknowledged before me on Jan. 15, 2007, by Michael Picard as President of Mike Picard Building Inc., an Oregon Corporation.



Kristi L. Redd  
Notary Public for Oregon

My Commission Expires: 11/16/2007