2007-000979 Klamath County, Oregon

01/19/2007 11:14:20 AM

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THIS

AMERICA 4

Fee: \$26.00

After recording return to: Steven Ryk Arthur and Leigh Ann Arthur 944 1/2 Eldorado Avenue Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Steven Ryk Arthur and Leigh Ann Arthur
944 1/2 Eldorado Avenue
Klamath Falls, OR 97601

File No.: 7021-969179 (ALF) Date: January 18, 2007

STATUTORY WARRANTY DEED

William N. Deets and Frances M. Deets, Grantor, conveys and warrants to **Steven Ryk Arthur and Leigh Ann Arthur, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition 30-01 located in Shippington Addition to the City of Klamath Falls, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$21,497.69**. (Here comply with requirements of ORS 93.030)

26-4

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Statutory Warranty Deed - continued

File No.: **7021-969179 (ALF)**Date: **01/18/2007**

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, 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 18 day of January, 2007.

William N. Deets

Dated this 18 day of January, 2007.

Trances M. Deets

Frances M. Deets

STATE OF Oregon

APN:

)ss.

County of Klamath

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This instrument was acknowledged before me on this _______ day of _____ by **William N. Deets and Frances M. Deets**.

Notary Public for Oregon
My commission expires: /

OFFICIAL SEAL
ADRIEN BLEEK
NOTARY PUBLIC - OFFICIAL
COMMISSION NO. 41 1522
MY COMMISSION EXPIRES DEC. 3, 2010 (0)