

2007-001335

Klamath County, Oregon



After recording return to:
Travis DeVry
2151 Ogden Street
Klamath Falls, OR 97603

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

Travis DeVry
2151 Ogden Street
Klamath Falls, OR 97603

File No.: 7021-904826 (DMC)
Date: September 29, 2006

THIS SPAC



01/25/2007 11:23:32 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Richard K. Johnson, Grantor, conveys and warrants to **Travis DeVry and Scott DeVry not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 10 IN BLOCK 19 OF HOT SPRINGS 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.

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.
2. An existing Deed of Trust with **Oregon Dept. of Veterans Affairs** recorded **November 9, 1977 and July 19, 1982** under Recording No. **M77 page 21273 and M82 page 9197**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
3. An existing Deed of Trust with **Pacific Power & Light Company** recorded **April 18, 1980** under Recording No. **M80 page 7306**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 24 day of January, 2007.

Richard K. Johnson
Richard K. Johnson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 24 day of January, 2007
by **Richard K. Johnson**.



Notary Public for Oregon
My commission expires: 11/7/09