



THIS SPACE RES

2007-001603  
Klamath County, Oregon



01/30/2007 11:30:11 AM

Fee: \$26.00

MTCTT834KR

After recording return to:  
The Sargo 2001 Revocable Trust  
20009 Peppermint Falls Rd  
Jamestown, CA 95327

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

The Sargo 2001 Revocable Trust  
20009 Peppermint Falls Rd  
Jamestown, CA 95327

Escrow No. MT77834-KR  
Title No. 0077834

SWD

### STATUTORY WARRANTY DEED

Jeffrey H. Sargo, Grantor(s) hereby convey and warrant to **Jeffrey H. Sargo and Annette B. Sargo, Trustees of The Sargo 2001 Revocable Trust, dated July 3, 2001**, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 20<sup>th</sup> day of January, 2007.

Jeffrey H. Sargo

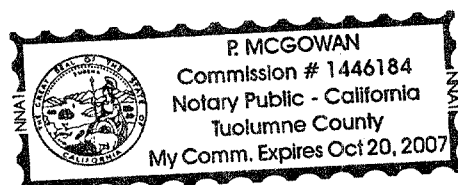
STATE OF CALIFORNIA

COUNTY OF Tuolumne ss.

On January 26, 2007 before me, P. McGowan <sup>notary</sup> ~~public~~ personally appeared Jeffrey H. Sargo personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(~~ies~~), and that by his signature(~~s~~) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature mcgowan



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lot 1, Block 218, MILLS SECOND 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, more particularly described as follows:

Beginning at a point 40 feet South of the Northeast corner of Lot 1, Block 218, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon; thence West, along a line parallel with Union Avenue, a distance of 50 feet to the dividing line of Lots 1 and 2; thence South along the dividing line of Lots 1 and 2 a distance of 40 feet; thence East along a line parallel with Union Avenue, a distance of 50 feet to the Easterly line of Lot 1; thence North, along the Easterly line of Lot 1, facing on Division Street, a distance of 40 feet to the place of beginning.