



THIS SPACE R

2007-001715

Klamath County, Oregon



01/31/2007 11:46:11 AM

Fee: \$31.00

MTCT8112MS

After recording return to:

Alex Piper

1544 Johnson Street

Klamath Falls, OR 97601

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

Alex Piper

1544 Johnson Street

Klamath Falls, OR 97601

Escrow No. MT78112-MS

Title No. 0078112

SWD

STATUTORY WARRANTY DEED

Gary Newman and Jeremiah Magoon and Amy Magoon not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **Alex Piper and Hope Piper, 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 1, Block 27, HILLSIDE 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. TOGETHER WITH that vacated portion of Lexington Avenue adjacent on the West.

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 **\$143,500.00**.

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.

31⁰⁰

Dated this 26th day of JAN., 2007.

Gary Newman

Jeremiah Magoon
Jeremiah Magoon

Amy Magoon
Amy Magoon

STATE OF CALIFORNIA

ss.

COUNTY OF _____

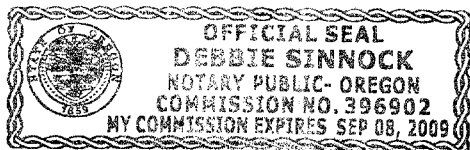
On _____, 2007 before me, _____ personally appeared Gary Newman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(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 _____

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-26-, 2007 by Jeremiah Magoon and Amy Magoon.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

Dated this 26 day of January, 2007.

Gary Newman
Gary Newman

Jeremiah Magoon

Amy Magoon

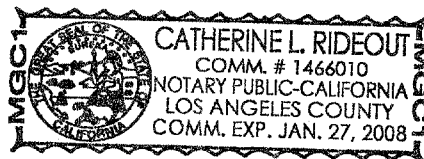
STATE OF CALIFORNIA

COUNTY OF Los Angeles ^{ss.}

On JAN 26, 2007 before me, CATHERINE L. RIDEOUT ^{Notary Public,} personally appeared Gary Newman, 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 executed the same in authorized capacity(^{ies}), and that by signatures(^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 Catherine L. Rideout



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2007 by Jeremiah Magoon and Amy Magoon.

(Notary Public for Oregon)

My commission expires _____