

2007-001732

Klamath County, Oregon



00014121200700017320030039



After recording return to:
Donna L Sellars and Robert D Sellars,
SR
728 W Oregon Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Donna L Sellars and Robert D Sellars,
SR
728 W Oregon Avenue
Klamath Falls, OR 97601
File No.: 7021-960314 (ALF)
Date: December 29, 2006

THIS SPACE

01/31/2007 12:03:23 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

William Lee Brite, aka William L. Brite, Jr., and Sharon Lee Brite, aka Sharon L. Brite, Grantor, conveys and warrants to **Donna L Sellars and Robert D Sellars, SR, wife and husband as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$220,000.00**. (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, 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 30 day of JAN., 2007.

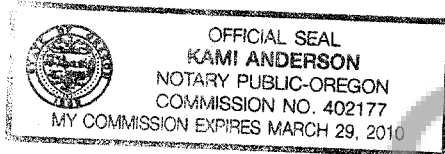
William Lee Brite
William Lee Brite

Sharon Lee Brite
Sharon Lee Brite

STATE OF Oregon)
County of ~~Klamath~~ Polk)ss.

This instrument was acknowledged before me on this 30th day of Jan, 2007
by **William Lee Brite and Sharon Lee Brite.**

Kami Anderson



Notary Public for Oregon
My commission expires: 3-29-2010

APN: **R175241**

Statutory Warranty Deed
- continued

File No.: **7021-960314 (ALF)**
Date: **12/29/2006**

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 2 AND 3 IN BLOCK 10 OF BUENA VISTA 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. ALSO ALL THAT PORTION OF VACATED OREGON AVENUE LYING BETWEEN THE NORTHERLY EXTENSIONS OF THE EASTERLY AND WESTERLY LINES OF SAID LOTS.

Unofficial
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