

2007-001863  
Klamath County, Oregon



02/02/2007 11:20:56 AM

Fee: \$26.00

After recording return to:  
Christopher A. Spindor  
4439 Barry Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Christopher A. Spindor  
4439 Barry Avenue  
Klamath Falls, OR 97603

File No.: 7021-974009 (ALF)  
Date: January 31, 2007

### STATUTORY WARRANTY DEED

**Herbert A. Swain and Dorothy E. Swain as tenants by the entirety**, Grantor, conveys and  
warrants to **Christopher A. Spindor**, Grantee, the following described real property free of liens and  
encumbrances, except as specifically set forth herein:

**THE NORTHEASTERLY 15 FEET OF LOT 9 AND SOUTHWESTERLY 50 FEET OF LOT 8, IN BLOCK  
4, FIRST ADDITION TO TONATEE HOMES, 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.

The true consideration for this conveyance is **\$137,500.00**. (Here comply with requirements of ORS 93.030)

26.-F

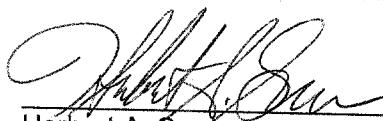
APN: **R554858**

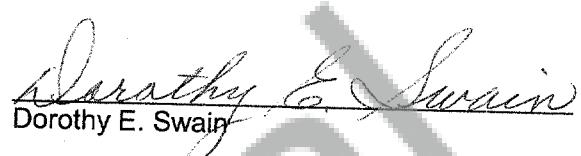
Statutory Warranty Deed  
- continued

File No.: **7021-974009 (ALF)**  
Date: **01/31/2007**

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.

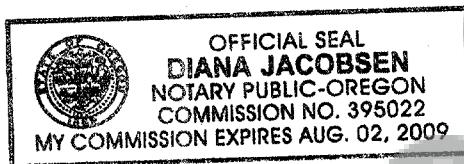
Dated this 31<sup>st</sup> day of January, 2007.

  
Herbert A. Swain

  
Dorothy E. Swain

STATE OF Oregon )  
County of Klamath Jackson )ss.

This instrument was acknowledged before me on this 31<sup>st</sup> day of January, 2007  
by **Herbert A. Swain and Dorothy E. Swain**.



  
Diana Jacobsen  
Notary Public for Oregon  
My commission expires: 08/02/09