## 2007-001871 Klamath County, Oregon

02/02/2007 03:00:13 PM



After recording return to: Robert P. Dentinger and Julie K. Dentinger 1320 Pacific Terrace Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Robert P. Dentinger and Julie K.
Dentinger
1320 Pacific Terrace
Klamath Falls, OR 97601

File No.: 7021-963664 (SFK) Date: January 22, 2007



Fee: \$26.00

## STATUTORY WARRANTY DEED

Paul R. Stewart and Suzanne J. Stewart, an estate in fee simple, as tenants by the entirety, Grantor, conveys and warrants to Robert P. Dentinger and Julie K. Dentinger, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

ALL OF LOT 4 AND THE NORTHWESTERLY 25 FEET OF THE NORTHEASTERLY 100 FEET OF LOT 5 IN BLOCK 18 OF 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.

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 \$380,000.00. (Here comply with requirements of ORS 93.030)



APN: R187782

Statutory Warranty Deed - continued

File No.: 7021-963664 (SFK)

Date: 01/22/2007

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 Suzanne J. Stewar

Oregon STATE OF

) )ss.

County of Klamath

This instrument was acknowledged before me on this

by Paul R. Stewart and Suzanne J. Stewart:

OFFICIAL SEAL SARAH KNESS NOTARY PUBLIC - OREGON COMMISSION NO. 409448 MY COMMISSION EXPIRES OCT. 16, 2010

Notary Public for Oregon