



MTCT8100MS

After recording return to:

Paul Bettencourt

2151 Kiln Street

Klamath Falls, OR 97601

THIS SPACE RES

2007-001987

Klamath County, Oregon



00014433200700019870020025

02/05/2007 03:26:29 PM

Fee: \$26.00

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

same as above

Escrow No.

SWD-EM

MT 78100-MS

STATUTORY WARRANTY DEED

Randall Simonson, Grantor(s) hereby convey and warrant to **Paul Bettencourt and Margaret Bettencourt, 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 4 in Block 58 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS a portion thereof particularly described as follows:

Beginning on the West line of said Lot 4, at a point 25 feet North of the Southwest corner of said Lot 4; thence South along said West line 25 feet to said Southwest corner; thence East along the South line of said Lot 4, a distance of 50 feet to the Southeast corner of said Lot 4; thence North along the East line of said Lot 4 a distance of 15 feet; thence Northwesterly in a straight line 50.2 feet to the point of beginning.

Tax Account No: 3809-029BC-01500-000

Key No: 211452

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 Fulfillment of Contract

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

2600

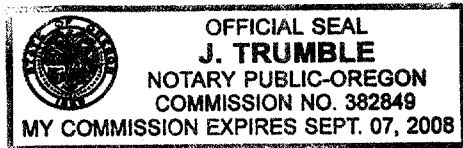
PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

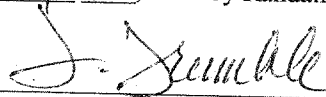
Dated this 31 day of July, 2006.


Randall Simonson

State of Oregon
County of JACKSON

This instrument was acknowledged before me on July 31, 2006 by Randall Simonson




(Notary Public for Oregon)

My commission expires 9.7.08