

2007-002171

Klamath County, Oregon



After recording return to:  
Joseph Vaccaro  
2330 Linda Vista Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Joseph Vaccaro  
2330 Linda Vista Drive  
Klamath Falls, OR 97601

File No.: 7021-980391 (ALF)  
Date: February 06, 2007

THIS SP/



02/07/2007 03:24:24 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

*90*  
**Daniel J. Morehouse and Valerie B. Morehouse, as tenants by the entirety**, Grantor, conveys and warrants to **Joseph Vaccaro**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 6 IN BLOCK 1, FIRST ADDITION TO LOMA LINDA HEIGHTS, 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 **\$375,000.00**. (Here comply with requirements of ORS 93.030)

2. An existing Deed of Trust with **Mortgage Electronic Registration Systems, Inc** recorded **November 17, 2005** under Recording No. **M05-69296**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

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 7 day of February, 2007

Daniel J. Morehosue by Valerie B. Morehouse as his atty in fact  
Daniel J. Morehosue

Valerie B. Morehouse  
Valerie B. Morehosue

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 7 day of February, 2007  
by ~~Daniel J. Morehosue and Valerie B. Morehosue.~~

Daniel J. Morehouse by Valerie B. Morehouse as his atty in fact and Valerie B. Morehouse  
Adrien Fleeck  
Notary Public for Oregon  
My commission expires: 12-3-10

