2007-002575 Klamath County, Oregon

02/14/2007 11:20:45 AM



After recording return to: Gary Crawford and Mary Ellen Crawford & Christopher Crawford 5830 W Highway140 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Gary Crawford and Mary Ellen Crawford & Christopher Crawford 5830 W Highway140 Klamath Falls, OR 97601

File No.: 7021-975993 (DMC) February 01, 2007 Date:

Fee: \$31.00

## STATUTORY WARRANTY DEED

THIS SPACE

Sharon Kay Young, Grantor, conveys and warrants to Gary Crawford and Mary Ellen Crawford, husband and wife and Christopher Crawford, all with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 7, BLOCK 1 OF LAWANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

## Subject to:

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 \$130,000.00. (Here comply with requirements of ORS 93.030)

APN: R497536

## Statutory Warranty Deed - continued

File No.: **7021-975993 (DMC)**Date: **02/01/2007** 

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 day of	. 2007.
Sharon K Young	
STATE OF	) )ss.
County of	)
This instrument was acknowledged before me on this day of, 20 by <b>Sharon K Young</b> .	
	Notary Public for

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT File No: 7021-975993 (DMC) STATE OF California COUNTY OF Shasta before me, Lauren A. Wilk On **February 9, 2007** \_, Notary Public, personally appeared Sharon K. Young personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal LAUREN A. WILK COMM. NO. 1676799 NOTARY PUBLIC - CALIFORNIA SHASTA COUNTY MY COMMISSION EXPIRES JUNE 20, 2010 \$ **OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER** Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents. x INDIVIDUAL CORPORATE OFFICER(S) TITLE(S) PARTNER(S) LIMITED GENERAL ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR OTHER SIGNER IS REPRESENTING: Name of Person or Entity Name of Person or Entity **OPTIONAL SECTION** Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form. THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW TITLE OR TYPE OF DOCUMENT: Statutory Warranty Deed NUMBER OF PAGES 1 DATE OF DOCUMENT February 9, 2007 SIGNER(S) OTHER THAN NAMED ABOVE -Reproduced by First American Title Insurance 1/2001