

MTC 78115-KR



THIS SPACE RES

2007-002684

Klamath County, Oregon



00015255200700026840010012

02/15/2007 11:27:38 AM

Fee: \$21.00

After recording return to:

Andrew D. Abbott, Jr.

PO Box 1918

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Andrew D. Abbott, Jr.

PO Box 1918

Klamath Falls, OR 97601

Escrow No. MT78115-KR

Title No. 0078115

SWD

STATUTORY WARRANTY DEED

Dale S. McDowell, Jr., Grantor(s) hereby convey and warrant to **Andrew D. Abbott, Jr. and Sheila M. Abbott, 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 529 of RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$485,000.00**.

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 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 12th day of February, 2007.

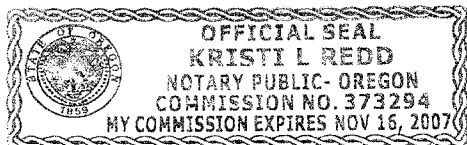
Dale S. McDowell, Jr.
Dale S. McDowell, Jr.

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb. 12, 2007 by Dale S. McDowell, Jr..

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007

21.00