2007-002890 Klamath County, Oregon



02/20/2007 03:12:30 PM

Fee: \$21.00

Part Of The JELD-WEN Family
MTC78249-M5
After recording return to:
Mark S. Joy
3924 Sturdivant Avenue
Klamath Falls, OR 97603
Until a change is requested all tax statements shall be sent to The following address:
Mark S. Joy
3924 Sturdivant Avenue
Klamath Falls, OR 97603
Fecrow No. MT78240 MS

0078249

Title No.

**SWD** 

## STATUTORY WARRANTY DEED

Luanne Conover and Greg Conover, with the rights of survivorship, Grantor(s) hereby convey and warrant to Mark S. Joy and Jennifer L. Joy, 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:

The Westerly 40 feet of Lot 17 and the Easterly 40 feet of Lot 16, BURNSDALE, 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 \$168,000.00.

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 6 day of 2eb, 2007
Luanne Conover
Greg Conover
State of Oregon County of KLAMATH
This instrument was acknowledged before me on
OFFICIAL SEAL MARJORIE A STUART NOTARY PUBLIC- OREGON COMMISSION NO. 412331 HY COMMISSION EXPIRES DEC 20, 2010 My commission expires  My commission expires