



THIS SPACE RESE

2007-003100
Klamath County, Oregon



02/23/2007 11:18:24 AM

Fee: \$21.00

MTC 78374-TM

After recording return to:

Krista P. Allen

5407 Sierra Court

Klamath Falls, OR 97601

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

Krista P. Allen

5407 Sierra Court

Klamath Falls, OR 97601

Escrow No. MT78374-TM

Title No. 0078374

SWD

STATUTORY WARRANTY DEED

Manuel L. Collins and Rita F. Collins, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Krista P. Allen and John D. Allen, 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:


Lots 26, 27 and 28, Block 2 in Tract No. 1002, LA WANDA HILLS, 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 **\$350,000.00**.

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.

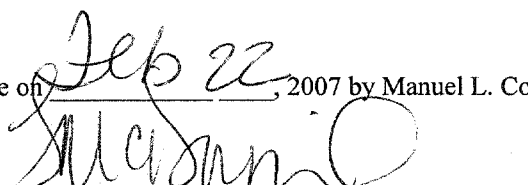
Dated this 22 day of February, 2007.


Manuel L. Collins

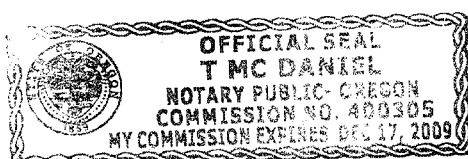

Rita F. Collins

State of Oregon
County of Klamath

This instrument was acknowledged before me on Feb 22, 2007 by Manuel L. Collins and Rita F. Collins.


(Notary Public for Oregon)

My commission expires 12/17/09



21⁰⁰