

2007-003120

Klamath County, Oregon



THIS SPA



02/23/2007 02:25:14 PM

Fee: \$26.00

After recording return to:
Ben Harris and Megan Harris
2725 Montelius
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Ben Harris and Megan Harris
2725 Montelius
Klamath Falls, OR 97601

File No.: 7021-962204 (ALF)
Date: January 23, 2007

STATUTORY WARRANTY DEED

Bruce Froemke, Grantor, conveys and warrants to **Ben Harris and Megan Harris, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: MH
B.H.

PARCEL 1 OF LAND PARTITION 30-95, SITUATED IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$92,940.00**. (Here comply with requirements of ORS 93.030)

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 21 day of February, 2007.

Bruce Froemke
Bruce Froemke

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of February, 2007
by **Bruce Froemke**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

