

2007-003875
Klamath County, Oregon



00016720200700038750020027

03/08/2007 02:54:42 PM

Fee: \$26.00



THIS SPA

After recording return to:
Richters M Warnick and Cristyn F
Warnick
624 Mt. Whitney Street
Klamath Falls, OR 97601

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

Richters M Warnick and Cristyn F
Warnick
624 Mt. Whitney Street
Klamath Falls, OR 97601

File No.: 7021-987419 (ALF)

Date: February 26, 2007

STATUTORY WARRANTY DEED

Julie Anne Utterback, Grantor, conveys and warrants to **Richters M Warnick and Cristyn F Warnick, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE WESTERLY RECTANGULAR 39.1 FEET OF LOT 2 AND THE EASTERLY RECTANGULAR 26 FEET OF LOT 3 BLOCK 14, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$138,000.00**. (Here comply with requirements of ORS 93.030)

26-F

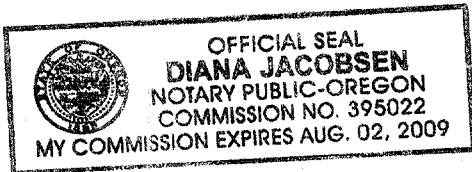
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

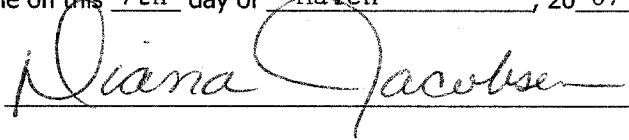
Dated this 7th day of March, 2007.


Julie Anne Utterback

STATE OF Oregon)
County of Klamath Jackson) ss.

This instrument was acknowledged before me on this 7th day of March, 2007
by **Julie Anne Utterback**.





Notary Public for Oregon
My commission expires: 08/02/09