

NTC 77976-MS

THIS SPACE RESERVED FOR RECORDER'S USE



2007-004086  
Klamath County, Oregon



03/12/2007 02:33:15 PM

Fee: \$21.00

After recording return to:

Kristi K Callaghan

P.O. Box 8033

Klamath Falls, OR 97602

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

Kristi K. Callaghan

P.O. Box 8033

Klamath Falls, OR 97602

Escrow No. MT77976-MS

Title No. 0077976

SWD

### STATUTORY WARRANTY DEED

**The City of Klamath Falls, Oregon, a Municipal Corporation**, Grantor(s) hereby convey and warrant to **Kristi K. Callaghan and Sean K. Callaghan not as tenants in common, but with right of survivorship**, 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 9 in Block 47 OF BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, 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 **\$7,500.00**.

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.

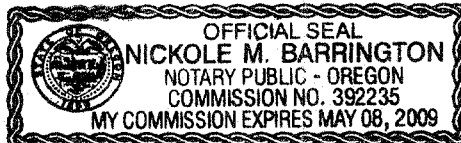
Dated this 8<sup>th</sup> day of March, 2007.

The City of Klamath Falls, Oregon, a Municipal Corporation

BY: [Signature]  
Jeff Ball, City Manager

BY: [Signature]  
Rick Whitlock, City Attorney

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on March 8<sup>th</sup>, 2007 by Jeff Ball, as City Manager and Rick Whitlock, as City Attorney, authorized signers for The City of Klamath Falls, Oregon, a Municipal Corporation.

Nickole M. Barrington  
(Notary Public for Oregon)

My commission expires 5-8-2009

21.00