

MTC 78016-MS

THIS SPACE RES

2007-004258

Klamath County, Oregon



03/14/2007 11:33:16 AM

Fee: \$21.00

After recording return to:

Stephen Hedlund

303 Pine Street #201

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Stephen Hedlund

303 Pine Street #201

Klamath Falls, OR 97601

Escrow No. MT78016-MS

Title No. 0078016

SWD

STATUTORY WARRANTY DEED

Phillip Doddridge, Grantor(s) hereby convey and warrant to **Stephen Hedlund and Emilie Faye Hedlund, 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:

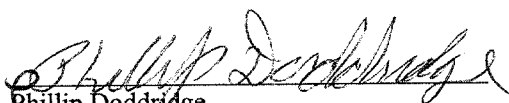
Lot 30 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$22,500.00**.

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.

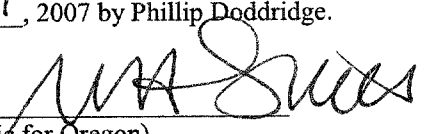
Dated this 7th day of March, 2007


Phillip Doddridge

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/7, 2007 by Phillip Doddridge.




(Notary Public for Oregon)

My commission expires 12/20/10

21.00