

2007-004346

Klamath County, Oregon



After recording return to:
Marc Tattersall
237 Steiner St Suite 8
San Francisco, CA 94117

Until a change is requested all tax statements
shall be sent to the following address:
Marc Tattersall
237 Steiner St Suite 8
San Francisco, CA 94117

File No.: 7021-981416 (DMC)
Date: February 14, 2007

THIS SPACE



03/14/2007 03:17:04 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Warren J. Riddle (who acquired title as Warren J. Riddle, Jr) and Beth L. Riddle, as tenants by the entirety, Grantor, conveys and warrants to Marc Tattersall and Jamie Perez not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE NORTH 40 FEET OF LOTS 440 AND 441 IN BLOCK 126 OF MILLS 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

26-Fv

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 12 day of March, 2007.

Warren O Riddle
Warren Riddle

Beth R. Riddle
Beth Riddle

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of March, 2007
by **Warren Riddle and Beth Riddle.**



[Signature]
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009