

MTCT8404

2007-004353

Klamath County, Oregon



03/14/2007 03:31:50 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

LENORA BROOKS, Grantor,

conveys and warrants to

JAMES R. VANVOLKENBURG and SUSAN H. VANVOLKENBURG, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 121 of Tract 1318-GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 881553

Map/Tax Lot No(s): 2409-019AD-00900-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$105,000.00 .

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, 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.

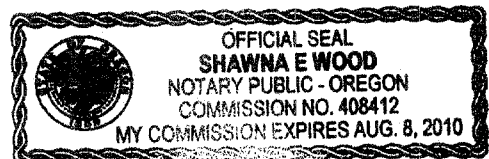
Dated this 12 day of March, 2007.

Lenora Brooks
LENORA BROOKS

STATE OF OREGON, COUNTY OF Lane, ss.

This instrument was acknowledged before me on March 12, 2007 by LENORA BROOKS. AKA WILMA LENORA BROOKS

Shawna E Wood
(Notary Public for Oregon)
My commission expires 8/8/10



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
JAMES R. AND SUSAN H. VANVOLKENBURG
~~999 GARDEN GROVE DR~~ 711 NE Garden Valley Blvd
ROSEBURG, OR 97470

TITLE NO. 78404
ESCROW NO. 14-0003607