



THIS SPACE RE

2007-004372  
Klamath County, Oregon



03/14/2007 03:45:02 PM

Fee: \$21.00

MTC 78642

After recording return to:

Shane A. Bumsted

PO Box 3649

La Pine, OR 97739

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

Shane A. Bumsted

PO Box 3649

La Pine, OR 97739

Escrow No. SR097898TI

Title No. 097898

SWD

### STATUTORY WARRANTY DEED

**Ben Ives**, Grantor(s) hereby convey and warrant to **Shane A. Bumsted and Molly M Bumsted**, as tenants by the entirety, Grantee(s) the following described real property in the County of **Deschutes** and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 46, Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath Count, Oregon.**

2310-036BO 02800 000

138915

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 **\$228,000.00**.

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 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 12 day of March, 2007.

Ben Ives

State of Oregon

County of Deschutes

This instrument was acknowledged before me on March 13 2007 by Ben Ives.

(Notary Public for Oregon)



My commission expires

12/5/09

