

2007-004449

Klamath County, Oregon



00017405200700044490010013

03/15/2007 11:33:18 AM

Fee: \$21.00

MTCT8002

After recording return to:
JEFFREY REYNOLDS AND KELLEY REYNOLDS
6488 NW POPLAR AVE.
REDMOND, OR 97756

Until a change is requested all tax statements
shall be sent to the following address:
JEFFREY REYNOLDS AND KELLEY REYNOLDS
6488 NW POPLAR AVE.
REDMOND, OR 97756

WARRANTY DEED -- STATUTORY FORM

SHELIA KAY DUBOIS and RICHARD ALLEN CHILDREE, as tenants in common, Grantor,
conveys and warrants to JEFFREY REYNOLDS and KELLEY REYNOLDS, husband and wife,
Grantee, the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

FAIRVIEW
LOT 8, BLOCK 19, ~~FAIRVIEW~~ ADDITION #2 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.

Tax Account No(s): 3809-029CA-17100-000

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 \$77,600.00.

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 13th day of March, 2007.

Shelia Kay Dubois
SHELIA KAY DUBOIS

Richard Allen Childree
RICHARD ALLEN CHILDREE

STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on March 13, 2007 by SHEILA KAY
DUBOIS AND RICHARD ALLEN CHILDREE.

Jennifer Scanlan
(Notary Public for Oregon)
My commission expires 11-13-2009

TITLE NO. 12-0164006
ESCROW NO. 12-0164006

