

2007-004490

Klamath County, Oregon



00017456200700044900030039

03/15/2007 03:08:58 PM

Fee: \$31.00



THIS SP

After recording return to:
George Simeonov and Eva Simeonov

1420 Commerce Way
Woodburn, OR 97071

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

George Simeonov and Eva Simeonov

Same

File No.: 7021-999123 (ALF)

Date: March 09, 2007

STATUTORY WARRANTY DEED

Michelle L. Kerwood, Grantor, conveys and warrants to **George Simeonov and Eva Simeonov, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$95,000.00**. (Here comply with requirements of ORS 93.030)

31-F

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 14 day of March, 2007.

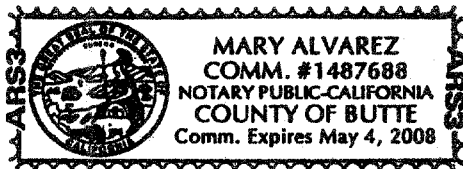
Michelle L. Kerwood
Michelle L. Kerwood

STATE OF California)
~~Oregon~~)ss.
County of Klamath Butte)

This instrument was acknowledged before me on this 14th day of March, 2007
by **Michelle L. Kerwood**.

Mary Alvarez

Notary Public for ~~Oregon~~ CA
My commission expires: May 4, 2008



APN: **R229657**

Statutory Warranty Deed
- continued

File No.: **7021-999123 (ALF)**
Date: **03/15/2007**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

EAST HALF OF LOT 17, LESS 15 FOOT ROADWAY OFF NORTH SIDE OF SAID LOT 17 OF SECTION 7, TOWNSHIP 35 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 2:

THE WEST 198 FEET OF LOT 13, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN.