



MTCT 8563-DS

After recording return to:
Karen Foster

1420 Pacific Terrace
Klamath Falls, OR 97601

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

Karen Foster
1420 Pacific Terrace
Klamath Falls, OR 97601

Escrow No. MT78563-DS
Title No. 0078563

SWD

THIS SPACE RESE

2007-004816

Klamath County, Oregon



03/20/2007 11:19:15 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Richard L. Verbarendse, Sr. and Cathy M. Verbarendse, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Karen Foster**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 20 in Block 4 of TRACT 1299 SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$230,000.00**.

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 19th day of MARCH, 2007.

Richard L. Verbarendse, Sr.

Cathy M. Verbarendse

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-19, 2007 by Richard L. Verbarendse, Sr. and Cathy M. Verbarendse.

(Notary Public for Oregon)

My commission expires 9-8-09

