



THIS SPACE RESEI

2007-004928

Klamath County, Oregon



03/21/2007 11:20:44 AM

Fee: \$26.00

MT78797-LW

After recording return to:

PETER HADLEY

3175 LAMAR CT

SPRING VALLEY, CA 91977

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

PETER HADLEY

3175 LAMAR CT

SPRING VALLEY, CA 91977

Escrow No. MT78797-LW

Title No. 0078797

SWD

STATUTORY WARRANTY DEED

CHARLES E. DOTTERER, JR., Grantor(s) hereby convey and warrant to **PETER HADLEY**, 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:

The NW1/4 SE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 26.70 feet thereof;

AND EXCEPTING THEREFROM the S1/2 of the NW1/4 SE1/4 SE1/4 of said Section 12;

AND EXCEPTING THEREFROM that portion thereof being more particularly described as follows:

Beginning at the Northeast corner of the S1/2 NW1/4 SE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence North 00° 02' 06" West 272.61 feet; thence South 89° 49' 43" West 319.64 feet; thence South 00° 04' 25" West 272.79 feet; thence North 89° 27' 31" East 320.36 to the point of beginning.

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 **\$56,000.00**.

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.

240-

Dated this 20 day of 20 March, 2007

Charles E. Dotterer, Jr.
CHARLES E. DOTTERER, JR.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 20, 2007 by CHARLES E. DOTTERER, JR..

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

