

2007-005383

Klamath County, Oregon

THIS SPACE RES



00018454200700053830010011

03/23/2007 03:21:13 PM

Fee: \$21.00



MTCT8511-MS

After recording return to:

Thomas Lorin Carmichael

2206 James Martin Court

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Thomas Lorin Carmichael

2206 James Martin Court

Klamath Falls, OR 97601

Escrow No. MT78511-MS

Title No. 0078511

SWD

STATUTORY WARRANTY DEED

Justin B. Paroz and Sara E. Paroz, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Thomas Lorin Carmichael**, 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 30 of OLD FORT ESTATES, TRACT 1327, 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 **\$190,000.00**.

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 3/20/07 day of March.

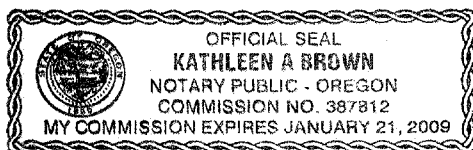
Justin B Paroz
Justin B. Paroz

Sara E. Paroz
Sara E. Paroz

State of Oregon

County of DOUGLAS

This instrument was acknowledged before me on March 20, 2007 by Justin B. Paroz and Sara E. Paroz.



Kathleen A Brown
(Notary Public for Oregon)

My commission expires 1-21-09

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