

THIS SPACE RES

2007-005772

Klamath County, Oregon



03/28/2007 11:09:41 AM

Fee: \$21.00

MTC 78365-SH

After recording return to:

Toeney J. Flowers
6312 Harlan Drive
Klamath Falls, OR 97603

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

Toeney J. Flowers
6312 Harlan Drive
Klamath Falls, OR 97603

Escrow No. MT78365-SH
Title No. 0078365

SWD

STATUTORY WARRANTY DEED

Tamara A. Trippett, Grantor(s) hereby convey and warrant to Toeney J. Flowers and Lori D. Oliver, as tenants in common, 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 25 in Block 3, TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, 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 \$260,000.00.

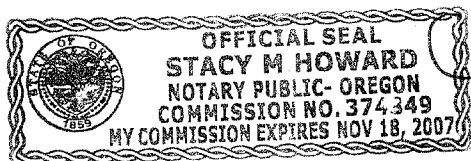
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 27 day of March, 2007.

Tamara A. Trippett

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 27, 2007 by Tamara A. Trippett.



Stacy M Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007