

2007-005872

Klamath County, Oregon



After recording return to:
Shaw Nee Stearns
10442 Wright Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Shaw Nee Stearns
10442 Wright Ave
Klamath Falls, OR 97603

File No.: 7021-998992 (SAC)
Date: March 22, 2007

THIS SPACE



00019004200700058720020023

03/29/2007 03:03:27 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Gregory R. Zoppetti and Julia K. Zoppetti, as tenants by the entirety, Grantor, conveys and warrants to **Shaw Nee Stearns**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**UNIT 10442 (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS-STAGE 1
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

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 **\$131,000.00**. (Here comply with requirements of ORS 93.030)

26-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 27 day of March, 2007.

Gregory R Zoppetti
Gregory R Zoppetti

Julia K. Zoppetti
Julia K Zoppetti

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of March, 2007
by **Gregory R Zoppetti and Julia K Zoppetti**.



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09