



THIS SPACE RI

2007-006331
Klamath County, Oregon



04/04/2007 03:05:40 PM

Fee: \$21.00

MTCT8818-TM

After recording return to:

WILLIAM D. O'FALLON

1738 N. ELDORADO AVENUE

KLAMATH FALLS, OR 97601

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

WILLIAM D. O'FALLON

1738 N. ELDORADO AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT78818-TM

Title No. 0078818

SWD

STATUTORY WARRANTY DEED

DUSTIN DEMETRAKOS and CARRIE DEMETRAKOS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **WILLIAM D. O'FALLON and JENNIFER M. O'FALLON, as tenants by the entirety**, 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:

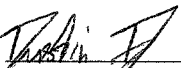
Lot 27 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$73,000.00**.

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.

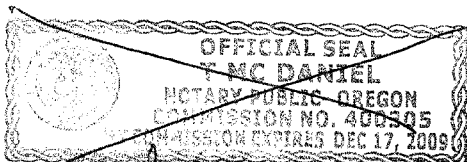
Dated this 2 day of April, 2007.


DUSTIN DEMETRAKOS


CARRIE DEMETRAKOS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 2, 2007 by DUSTIN DEMETRAKOS and CARRIE DEMETRAKOS.



(Notary Public for Oregon)

My commission expires 12/17/09

