



THIS SPACE RES

2007-006397
Klamath County, Oregon



04/05/2007 03:25:58 PM

Fee: \$21.00

MTCT8633-TM

After recording return to:

Christopher Molineaux

5505 North Hills Drive

Klamath Falls, OR 97603

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

Christopher Molineaux

5505 North Hills Drive

Klamath Falls, OR 97603

Escrow No. MT78633-TM

Title No. 0078633

SWD

STATUTORY WARRANTY DEED

Leo L. Davis and Adair F. Davis, Trustees of The Davis 1983 Trust Dated April 7, 1983, Grantor(s)
hereby convey and warrant to **Christopher Molineaux**, 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 15 and the North 15 feet of Lot 16, Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official
plat thereof on file in the office of the County Clerk, 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 **\$201,000.00**.

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 3, 2007

Davis 1983 Trust Dated April 7, 1983

BY: Leo L. Davis Trustee
Leo L. Davis, Trustee

BY: Adair F. Davis Trustee
Adair F. Davis, Trustee

STATE OF CALIFORNIA

COUNTY OF Siskiyou ss.

On March 27, 2007 before me, Kathleen K. Kerns, Notary Public personally appeared Leo L. Davis and
Adair F. Davis, Trustees of The Davis 1983 Trust Dated April 7, 1983 ~~personally known to me~~ (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that
They executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kathleen K. Kerns

