



MT78671-DS

After recording return to:

Jeffrey Lee Jones II

2632 Bly St.

Klamath Falls, OR 97601

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

Jeffrey Lee Jones II

2632 Bly St.

Klamath Falls, OR 97601

Escrow No. MT78671-DS

Title No. 0078671

SWD

THIS SPACE RESERVED FOR RECORDER'S USE

2007-006531

Klamath County, Oregon



00019769200700065310010012

04/09/2007 11:29:47 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Frederick A. Sikes and Judy L. Sikes, as tenants in common, Grantor(s) hereby convey and warrant to **Jeffrey Lee Jones II and Andrea Louise Jones, 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:

Lots 5 and 6, Block 1, FIRST ADDITION TO BUENA VISTA ADDITION TO 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 **\$210,000.00**.

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 9 day of APRIL, 2007

Frederick A. Sikes

Judy L. Sikes

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-9, 2007 by Frederick A. Sikes and Judy L. Sikes.

(Notary Public for Oregon)

My commission expires 9-8-09

