



MT78700-MS

After recording return to:

Scott Riendeau

1340 Addison Street

Klamath Falls, OR 97601

2007-006562

Klamath County, Oregon



00019804200700065620010014

04/09/2007 03:16:37 PM

Fee: \$21.00

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

Scott Riendeau

1340 Addison Street

Klamath Falls, OR 97601

Escrow No. MT78700-MS

Title No. 0078700

SWD

## STATUTORY WARRANTY DEED

Donald S. Andrews and Sheri L. Andrews, as tenants by the entirety, Grantor(s) hereby convey and warrant to Scott Riendeau and Genevieve Riendeau, 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 1, 2, 3 and 4, Block 31, SECOND 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 \$289,000.00.

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 4 day of APR, 2007

Donald S. Andrews

Sheri L. Andrews

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4/4, 2007 by Donald S. Andrews and Sheri L. Andrews.



(Notary Public for Oregon)

My commission expires 12/20/10