



THIS SPACE RES

2007-006917
Klamath County, Oregon



04/13/2007 03:25:14 PM

Fee: \$21.00

MTCT8556-MS

After recording return to:

Laura Larsen

341 Hillside Avenue

Klamath Falls, OR 97601

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

Laura Larsen

341 Hillside Avenue

Klamath Falls, OR 97601

Escrow No. MT78556-MS

Title No. 0078556

SWD

STATUTORY WARRANTY DEED

Donald L. Ringgold, Grantor(s) hereby convey and warrant to **Laura Larsen and April Palmer, each as to an undivided 1/2 interest, as tenants in common**, 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:

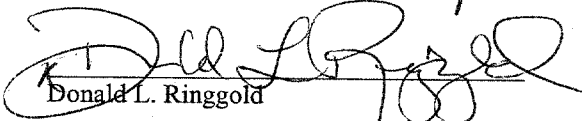
Lot 10 in Block 4 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$155,000.00**.

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.

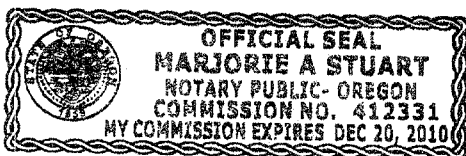
Dated this 12th day of April, 2007

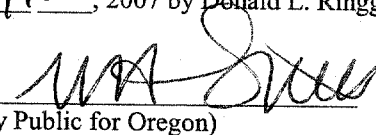

Donald L. Ringgold

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4/12, 2007 by Donald L. Ringgold.




(Notary Public for Oregon)

My commission expires 12/20/10