

2007-006970

Klamath County, Oregon



00020304200700069700010012

04/16/2007 02:47:29 PM

Fee: \$21.00

After Recording Return to:

JOSHUA JETER and DANA MAXSON

P.O. BOX 25427

EUGENE, OR 97402

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 63032CF

ATE: 64612

WARRANTY DEED

STEVE JETER, as ~~Tenants by the Entirety~~ and CORALEE JETER, as Tenants by the Entirety, herein called grantor, convey(s) to JOSHUA JETER and DANA MAXSON, Not as Tenants in Common but with the Rights of Survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 12, Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

KEY NO. 142312

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$28,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, 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: APRIL 10, 2007

STEVE JETER

CORALEE JETER

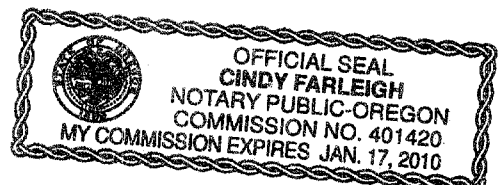
STATE OF OREGON, County of DESCHUTES) ss.

On April 10, 2007, personally appeared the above named STEVE JETER and CORALEE JETER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon

My commission expires: Jan 17, 2010

Official Seal



\$21-A