



THIS SPACE RES

2007-007101

Klamath County, Oregon



04/17/2007 03:25:54 PM

Fee: \$26.00

MTCT8916-DS

After recording return to:

Roger G. Steademan

1521 McClellan Dr.

Klamath Falls, OR 97603

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

Roger G. Steademan

1521 McClellan Dr.

Klamath Falls, OR 97603

Escrow No. MT78916-DS

Title No. 0078916

SWD

STATUTORY WARRANTY DEED

Gayle J. Scott, Grantor(s) hereby convey and warrant to **Roger Steademan**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$189,000.00**.

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 13th day of April, 2007.

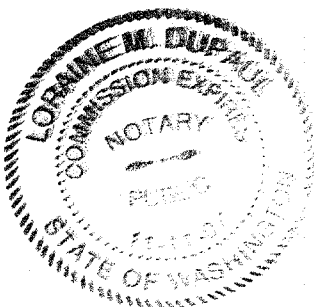
Gayle J. Scott
Gayle J. Scott

State of Washington

County of Kitsap

On this day personally appeared before me Gayle J. Scott to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 13 day of April, 2007.



Loraine M. DuPaul
Printed Name: Loraine M. DuPaul
Notary Public in and for the State of
Washington residing at Port Orchard

My appointment expires 11-11-07

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 93 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the SW corner of Lot 94 of MOYINA; thence North $85^{\circ} 39'$ East along the Southerly boundary of said Lot a distance of 125 feet to the SE corner of said Lot; thence Northwesterly along the arc of a curve to the left, the radius of which is 628.34 feet, a distance of 8 feet; thence South $86^{\circ} 23'$ West 125 feet, more or less, to the point of beginning.