

MTCT9002

2007-007163
Klamath County, Oregon



04/18/2007 03:26:27 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

ROBERT L. WILCOX AND DARLENE L. WILCOX, WHO AQUIRED TITLE AS DARLENE L. GABBERT, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHTS OF SURVIVORSHIP, Grantor,

conveys and warrants to

RAFE R. SWARTZ, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 14 in Block 1 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No(s): 166233
Map/Tax Lot No(s): 2607001D0-03400

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$44,000.00

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, 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 16 day of April, 2007.

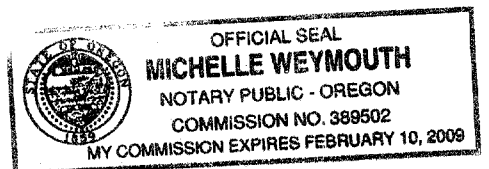
Robert L. Wilcox
ROBERT L. WILCOX

Darlene L. Wilcox
DARLENE L. WILCOX

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on April 16, 2007 by ROBERT L. WILCOX and DARLENE L. WILCOX.

Michelle Weymouth
(Notary Public for Oregon)
My commission expires February 10, 2009



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
RAFE R. SWARTZ
OR

TITLE NO. 79002
ESCROW NO. 14-0011807

21