

THIS SPACE RESERVE

2007-007344

Klamath County, Oregon



04/23/2007 03:37:26 PM

Fee: \$21.00

MT78853-DS

After recording return to:

Ronald C. Shubin

10870 Agate Rd.

Eagle Point, OR 97524

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

Ronald C. Shubin

10870 Agate Rd.

Eagle Point, OR 97524

Escrow No. MT78853-DS

Title No. 0078853

SWD

STATUTORY WARRANTY DEED

Jimmie D. Huggins, Jr., Grantor(s) hereby convey and warrant to **Ronald C. Shubin and Rachel L. Shubin**, 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:

Lot 1 in Block 13 of FAIRVIEW ADDITION NO. 2 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 **\$129,500.00**.

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 13 day of April, 2007

Jimmie D. Huggins, Jr.
Jimmie D. Huggins, Jr.

STATE OF CALIFORNIA

ss.

COUNTY OF Stanislaus

On April 13, 2007 before me, Mary Galhano, Notary Public personally appeared Jimmie D. Huggins, Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

