



THIS SPACE RE

2007-007677  
Klamath County, Oregon



04/30/2007 11:30:02 AM

Fee: \$26.00

After recording return to:

James W. Wesley

961 Vista Way

Klamath Falls, OR 97601

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

James W. Wesley

961 Vista Way

Klamath Falls, OR 97601

Escrow No. MT78904-DS

Title No. 0078904

SWD

### STATUTORY WARRANTY DEED

**Christine V. Bates**, Grantor(s) hereby convey and warrant to **James W. Wesley**, 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:

Tract 11 of GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the Southerly 2 feet of the Easterly 100 feet of Tract 10 of GARDEN TRACTS, a subdivision of Klamath County, Oregon, located in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, 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 **\$125,000.00**.

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.

26.00

Page 2 - Statutory Warranty Deed - Signature/Notary Page  
Escrow No. MT78904-DS

Dated this 17<sup>th</sup> day of April, 2007

Christine V. Bates  
Christine V. Bates

By: Ceritha N. Willeford her attorney in fact  
Ceritha N. Willeford, her attorney in fact

State of Oregon  
County of Oregon

This instrument was acknowledged before me on April 17, 2007 by Ceritha N. Willeford as attorney in fact for Christine V. Bates.

Pamela Rose Haarsma  
(Notary Public for Oregon)

My commission expires April 27, 2010

