

THIS SPACE RES

2007-007862

Klamath County, Oregon



05/01/2007 03:30:51 PM

Fee: \$26.00

MT78333-DS

After recording return to:

Sarah M. Gray  
2045 Auburn St.  
Klamath Falls, OR 97601

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

Sarah M. Gray  
2045 Auburn St.  
Klamath Falls, OR 97601

Escrow No. MT78333-DS  
Title No. 0078333

SWD

### STATUTORY WARRANTY DEED

Steven H. Hauge and Liane L. Venzke, as tenants by the entirety, Grantor(s) hereby convey and warrant to Stephen J. Estes and Sarah M. Gray not as tenants in common, but with right of survivorship, 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 **\$184,000.00**.

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 27th day of April, 2007.

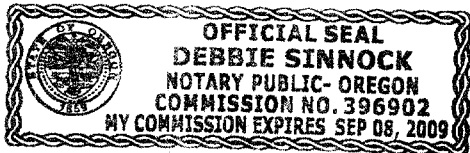
Steven H. Hauge  
  
Liane L. Venzke

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-27-, 2007 by Steven H. Hauge and Liane L. Venzke.

(Notary Public for Oregon)

My commission expires 9-8-09



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 16 in Block 45 of HILLSIDE ADDITION 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.

TOGETHER WITH that portion of the vacated alley which attaches thereto by instrument recorded October 16, 1997 in Volume M97, page 34018, Microfilm Records of Klamath County, Oregon.