

2007-008035  
Klamath County, Oregon



After recording return to:  
Charles T Maloney  
6704 Waggoner Court  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Charles T Maloney  
6704 Waggoner Court  
Klamath Falls, OR 97603

File No.: 7021-1011620 (ALF)  
Date: May 01, 2007


THIS SPA



05/03/2007 02:48:31 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Leroy Shells, an estate in fee simple**, Grantor, conveys and warrants to **Charles T Maloney**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: 

**LOT 1, BLOCK 5, TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

260F

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 2 day of May, 2007

Leroy Shells by Betty Henderson  
Leroy Shells as his atty in fact

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 2 day of May, 2007  
by Leroy Shells by Betty Henderson as his atty in fact  
Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10

