

THIS SPACE RES

2007-008765

Klamath County, Oregon



05/14/2007 11:32:17 AM

Fee: \$21.00

MTCT8063-LW

After recording return to:

KATHRYN A. HUNTER

P. O. BOX 5207

KLAMATH FALLS, OR 97601

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

KATHRYN A. HUNTER

P. O. BOX 5207

KLAMATH FALLS, OR 97601

Escrow No. MT78063-LW

Title No. 0078063

SWD

STATUTORY WARRANTY DEED

ANTHONY F. SWAN and JEANETTE M. RUTHERFORD, as tenants by the entirety, Grantor(s)
hereby convey and warrant to **KATHRYN A. HUNTER**, 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, Block 43, HOT SPRINGS 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.

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 **\$230,000.00**.

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 11th day of May, 2007.

ANTHONY F. SWAN

JEANETTE M. RUTHERFORD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 11, 2007 by ANTHONY F. SWAN and JEANETTE M.
RUTHERFORD.

(Notary Public for Oregon)

My commission expires 11/20/07

