

2007-008798

Klamath County, Oregon



After recording return to:
Anthony F. Swan and Jeanette M.
Rutherford
1410 Pacific Terrace
Klamath Falls, OR 97601

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

Anthony F. Swan and Jeanette M.
Rutherford
1410 Pacific Terrace
Klamath Falls, OR 97601

File No.: 7021-964171 (DMC)

Date: February 01, 2007

THIS SPACE



05/14/2007 03:22:45 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Michael S. Igou and Sharna M. Igou, as tenants by the entirety, Grantor, conveys and warrants to **Anthony F. Swan and Jeanette M. Rutherford as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$335,000.00**. (Here comply with requirements of ORS 93.030)

31-F

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.

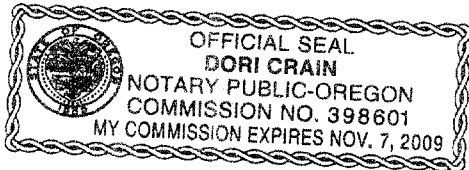
Dated this 14 day of May, 2007.

Michael S. Igou
Michael S. Igou

Sharna M. Igou
Sharna M. Igou

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 14 day of May, 2007
by **Michael S. Igou and Sharna M. Igou.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R187354**

Statutory Warranty Deed
- continued

File No.: **7021-964171 (DMC)**
Date: **02/01/2007**

EXHIBIT A

LEGAL DESCRIPTION:

NORTHEASTERLY 100 FEET, LESS SOUTHWEST 4 FEET OF LOT 5; AND NORTHEASTERLY 100 FEET, LESS SOUTHWEST 4 FEET OF LOT 6 IN BLOCK 13 OF HILLSIDE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.