

THIS SPACE RE



2007-009112

Klamath County, Oregon



00022812200700091120010019

05/18/2007 01:19:28 PM

Fee: \$21.00

MT79268-MS

After recording return to:

Ryan M. Leveque

1022 Donald Street

Klamath Falls, OR 97601

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

Ryan M. Leveque

1022 Donald Street

Klamath Falls, OR 97601

Escrow No. MT79268-MS

Title No. 0079268

SWD

### STATUTORY WARRANTY DEED

**JP Pro Builders, LLC, An Oregon Limited Liability Company and Thomas L. Potter III**, Grantor(s) hereby convey and warrant to **Ryan M. Leveque and Kasandra A. Leveque**, as tenants by the entirety, 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:

**The Westerly 37 feet of Lot 1 in Block 2 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, 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 **\$124,900.00**.

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 18th day of MAY, 2007.

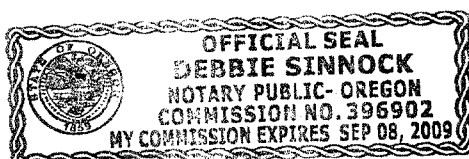
JP Pro Builders, LLC.

BY: John R. Potter  
John R. Potter, Member

Thomas L. Potter III  
Thomas L. Potter III

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5-18- 2007 by John R. Potter, member of JP Pro Builders, LLC, An Oregon Limited Liability Company and Thomas L. Potter III.



Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09