



THIS SPACE RES

2007-009722

Klamath County, Oregon



05/30/2007 03:16:34 PM

Fee: \$21.00

MT079440-KR

After recording return to:

Jeffrey A. Munsie

PO Box 384

Chiloquin, OR 97624

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

Jeffrey A. Munsie

PO Box 384

Chiloquin, OR 97624

Escrow No. MT79440-KR

Title No. 0079440

SWD

### STATUTORY WARRANTY DEED

**Phyllis J. Carter**, Grantor(s) hereby convey and warrant to **Jeffrey A. Munsie and Maria A. Munsie**, 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:

Lot 9, Block 1, PINE RIDGE ESTATES – UNIT 1, 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 **\$85,000.00**.

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 29 day of May, 07.

Phyllis J. Carter  
Phyllis J. Carter

State of Indiana  
County of Clinton

This instrument was acknowledged before me on May 29, 2007 by Phyllis J. Carter.

Jerri L. Pearson  
(Notary Public)

My commission expires 10-22-14

