



THIS SPACE RES

2007-009757

Klamath County, Oregon



05/31/2007 11:24:00 AM

Fee: \$26.00

MT079053-MS

After recording return to:

Vincent Church

2200 Shasta Way

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Vincent Church

2200 Shasta Way

Klamath Falls, OR 97601

Escrow No. MT79053-MS

Title No. 0079053

SWD

STATUTORY WARRANTY DEED

Scott R. Cullen, Grantor(s) hereby convey and warrant to Vincent Church, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$360,500.00.

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 30th day of May, 2007

Scott R. Cullen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/30, 2007 by Scott R. Cullen.



(Notary Public for Oregon)

My commission expires 12/20/10

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point which is 40 feet Southerly along the Easterly line of Martin Street, if extended, from the Northeast corner of Martin Street and Shasta Way, thence Easterly and parallel with Shasta Way 150 feet; thence Southerly and parallel with Martin Street, if extended, 100 feet; thence Westerly and parallel with Shasta Way 150 feet; thence Northerly and parallel with Martin Street, if extended, 100 feet to the point of beginning, being a portion of Tract 75 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.