

2007-010077

Klamath County, Oregon



After recording return to:
Thomas Rogers
3935 Jana Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Thomas Rogers
3935 Jana Drive
Klamath Falls, OR 97603

File No.: 7021-1040572 (DMC)
Date: May 29, 2007

THIS SP/



06/05/2007 11:33:23 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Francine Dorothea Tibbs and Jane Deneen Hopkins, as tenants in common, Grantor, conveys and warrants to **Thomas Rogers and Margaret Rogers as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 5 OF BAILEY TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

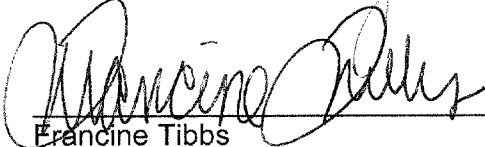
Subject to:

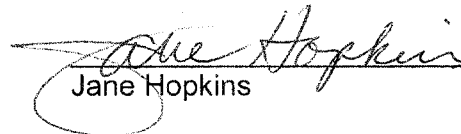
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$145,000.00**. (Here comply with requirements of ORS 93.030)

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.

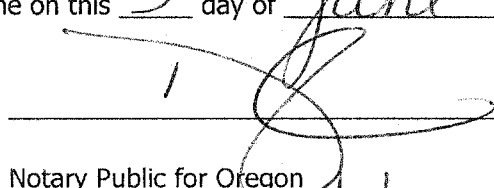
Dated this 4 day of June, 2007.


Francine Tibbs


Jane Hopkins

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of June, 2007
by **Francine Tibbs and Jane Hopkins.**


Notary Public for Oregon
My commission expires: 11/7/09

