



THIS SPACE RE:

2007-010093
Klamath County, Oregon



06/05/2007 03:01:47 PM

Fee: \$21.00

MT079346-KR

After recording return to:

Donald E. Payne

9818 South Bank Rd.

Roseburg, OR 97470

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

Donald E. Payne

9818 South Bank Rd.

Roseburg, OR 97470

Escrow No. MT79346-KR

Title No. 0079346

SWD

STATUTORY WARRANTY DEED

Scott L. Runels and Margie B. Runels, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Donald E. Payne**, 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:

N1/2 SE1/4 of Section 13, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPT that portion laying in Southern Pacific Railroad right-of-way.

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 **\$75,000.00**.

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 5th day of June, 2007.

Scott L. Runels

Margie B. Runels

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 5, 2007 by Scott L. Runels and Margie B. Runels.

(Notary Public for Oregon)



My commission expires 11/16/2007