



THIS SPACE RES

2007-010295
Klamath County, Oregon



06/07/2007 03:14:52 PM

Fee: \$21.00

MT78761-MS

After recording return to:

Lynette Minch

4300 Anderson Avenue

Klamath Falls, OR 97603

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

Lynette Minch

4300 Anderson Avenue

Klamath Falls, OR 97603

Escrow No. MT78761-MS

Title No. 0078761

SWD

STATUTORY WARRANTY DEED

D & P Properties, A Partnership, Grantor(s) hereby convey and warrant to **Lynette Minch**, 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 Easterly 60 feet of Lot 39 of ELMWOOD PARK, 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 **\$107,000.00**.

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 4th day of June, 2007

D & P Properties, A Partnership

BY: Kent L. Pederson
Kent L. Pederson, Partner

BY: Phil Doddridge
Phil Doddridge, Partner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/4, 2007 by Kent L. Pederson and Phil Doddridge as Partners of D & P Properties, A Partnership.

MS
(Notary Public for Oregon)

My commission expires 12/20/10

