



THIS SPACE RE

2007-010904
Klamath County, Oregon



06/18/2007 11:24:19 AM

Fee: \$21.00

MT79443-KR

After recording return to:

Craig A. Caldwell

1601 Calhoun Street

Klamath Falls, OR 97601

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

Craig A. Caldwell

1601 Calhoun Street

Klamath Falls, OR 97601

Escrow No. MT79443-KR

Title No. 0079443

SWD

STATUTORY WARRANTY DEED

Brent M. Buchanan and Sarah M. Buchanan, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Craig A. Caldwell**, 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 5 in Block 6 of TRACT 1016, GREEN ACRES, 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 **\$227,000.00**.

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 13th day of June, 2007.

X Brent M. Buchanan

Brent M. Buchanan

X Sarah M. Buchanan

Sarah M. Buchanan

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 13, 2007 by Brent M. Buchanan and Sarah M. Buchanan.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

