

2007-011168

Klamath County, Oregon



00025279200700111680020023

06/21/2007 11:20:07 AM

Fee: \$26.00

After recording return to:
Jefferson County Title Company
PO Box 822
Crooked River Ranch, OR 97760

Until a change is requested all tax statements
shall be sent to the following address:
Allen R. Applegate and Verna S. Applegate

File No.: 0720043-cp
Date:

1st - 1048021

STATUTORY WARRANTY DEED

Donald Lee Jaques and Mary Elin Jaques, husband and wife, Grantor, conveys and warrants to Allen R. Applegate and Verna S. Applegate, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of land partition 115-06, being a replat of lot 9 block 3 of "Chapman's Tracts", situated in the NW ¼ SE ¼ of Section 25, Township 23 South, Range 9, East of the Willamette Meridian, Klamath County Oregon.

This property is free from liens and encumbrances, EXCEPT:

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.

93.040 Warning in instrument relating to approved uses of land, existence of fire protection for structures or special assessments; liability of drafter and recorder. (1) The following statement shall be included in the body of an instrument transferring or contracting to transfer fee title to real property except for owner's sale agreements or earnest money receipts, or both, as provided in subsection (2) of this section: "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."

The true consideration for this conveyance is \$64,000.00. (Here comply with requirements of ORS 93.030)

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Dated this 19 day of June, 2007.

Donald Lee Jaques
Donald Lee Jaques

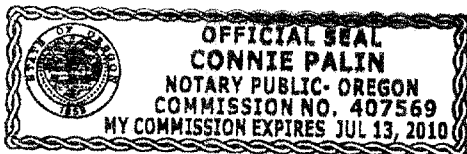
Mary Elin Jaques
Mary Elin Jaques

STATE OF OREGON

COUNTY OF JEFFERSON

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)ss.
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This instrument was acknowledged before me on this 19 day of June, 2007 by Donald Lee Jaques and Mary Elin Jaques.



Connie Palin

Connie Palin
Notary Public for Jefferson
My commission expires: July 13, 2010