



After recording return to:

Larry C Hansen and B Renee Hansen

~~2546 Applegate~~ *2435 Reclamation*
Klamath Falls, OR 97601

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

Larry C Hansen and B Renee Hansen

~~2546 Applegate~~ *Same as above*
Klamath Falls, OR 97601

File No.: 7021-1056909 (ALF)

Date: June 07, 2007

2007-011174

Klamath County, Oregon



00025291200700111740020025

06/21/2007 02:17:35 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Brian M. Van Rooyen and Christy L. Van Rooyen, as tenants by the entirety, Grantor, conveys and warrants to **Larry C Hansen and B Renee Hansen, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *LCH/BRH*

LOT 727 IN BLOCK 129 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$76,000.00**. (Here comply with requirements of ORS 93.030)

APN: R614945

Statutory Warranty Deed
- continued

File No.: 7021-1056909 (ALF)
Date: 06/07/2007

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 19 day of June, 2007.

Brian M. Van Rooyen
Brian M. Van Rooyen

Christy L. Van Rooyen
Christy L. Van Rooyen

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 19 day of June, 2007
by **Brian M. Van Rooyen and Christy L. Van Rooyen.**

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12-3-10

