

2007-011341

Klamath County, Oregon



After recording return to:
Rose Hatch
1233 Front Street
Klamath Falls, OR 97601

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

Rose Hatch
1233 Front Street
Klamath Falls, OR 97601

File No.: 7021-1044030 (DMC)

Date: June 15, 2007

THIS SPACE F



06/25/2007 11:34:10 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Carrie Ann Capp, Grantor, conveys and warrants to **Rose Hatch**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$109,500.00**. (Here comply with requirements of ORS 93.030)


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 18th day of JUNE, 2007.


Carrie A. Capp

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 18 day of June, 2007
by **Carrie A. Capp**.



Notary Public for Oregon
My commission expires:



APN: **R303031**

Statutory Warranty Deed
- continued

File No.: **7021-1044030 (DMC)**
Date: **06/15/2007**

EXHIBIT A

LEGAL DESCRIPTION:

LOT 23, BLOCK 13, FAIRVIEW 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.

AND ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE NORTH 50 FEET; THENCE EAST 44 FEET; THENCE SOUTH 50 FEET; THENCE WEST 44 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.