



THIS SPACE RESEI

2007-011471

Klamath County, Oregon



06/26/2007 03:30:14 PM

Fee: \$21.00

MTCT91627-KR

After recording return to:

Ross Hawkins

~~4604 Boardman Avenue~~ 1406 Etna St.

Klamath Falls, OR 97603

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

Ross Hawkins

~~4604 Boardman Avenue~~ 1406 Etna St

Klamath Falls, OR 97603

Escrow No. MT79627-KR

Title No. 0079627

SWD

STATUTORY WARRANTY DEED

Randy Moss, as to an undivided 1/2 interest: Jeff Sargo, as to an undivided 1/2 interest, Grantor(s)
hereby convey and warrant to **Ross Hawkins**, 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:

LEGAL DESCRIPTION

A portion of Lots 9 and 10 of EMPIRE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of said Lot 10; thence South along the East line of said Lot 10, 90 feet; thence West at right angles 142 feet; more or less, to the West line of said Lot 9, thence North along the West line of said Lot 9, 90 feet to the South line of Frieda Street; thence East 142 feet to the place of beginning.


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 **\$177,060.00**.

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.

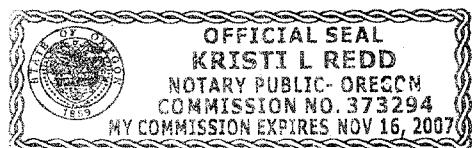
Dated this 14th day of June, 2007.

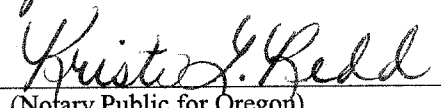

Jeff Sargo


Randy Moss

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 14, 2007 by Jeff Sargo and Randy Moss.




(Notary Public for Oregon)

My commission expires 11/16/2007