



THIS SPACE RES

2007-011541

Klamath County, Oregon



06/27/2007 11:31:01 AM

Fee: \$26.00

MT079547-MS

After recording return to:

Gregs Renovation LLC

533 N 6th St.

Klamath Falls, OR 97601

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

Gregs Renovation LLC

533 N 6th St.

Klamath Falls, OR 97601

Escrow No. MT79547-MS

Title No. 0079547

SWD

STATUTORY WARRANTY DEED

Jason P. Denny, Grantor(s) hereby convey and warrant to **Gregs Renovation LLC, an Oregon Limited Liability Company**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

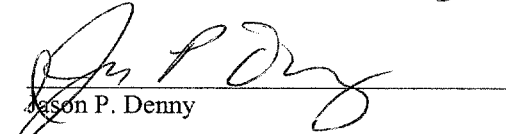
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$110,500.00**.

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.

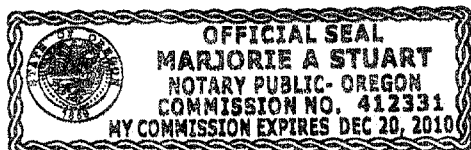
Dated this 26th day of June, 2007

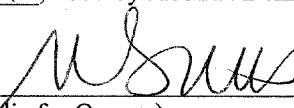

Jason P. Denny

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/26, 2007 by Jason P. Denny.




(Notary Public for Oregon)

My commission expires 12/20/10

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 27 of Homeland Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 27; thence West along the Southerly line of Delaware Avenue 137.80 feet; thence South parallel to the West line of Lot 27 110.00 feet; thence East parallel with South line of Delaware Street, to the Easterly line of Lot 27; thence Northeasterly at said Easterly line to the point of beginning.