



THIS SPACE RES

2007-011589

Klamath County, Oregon



00025801200700115890010010

06/27/2007 03:37:17 PM

Fee: \$21.00

MTCT9766-DS

After recording return to:

ROARKE EDWARD PONCE

1805 Chinchalla Way

Klamath Falls, OR 97603

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

ROARKE EDWARD PONCE

1805 Chinchalla Way

Klamath Falls, OR 97603

Escrow No. MT79766-DS

Title No. 0079766

SWD

STATUTORY WARRANTY DEED

MARK C. GARDNER and KATHERINE S. GARDNER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ROARKE EDWARD PONCE and VALERIE ANNE PONCE, as tenants by the entirety**, 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:

Lot 2, Block 6, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of Klamath County, Oregon.

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 **\$211,500.00**.

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.

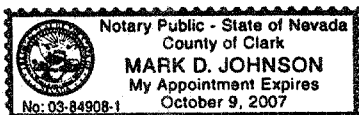
Dated this 26 day of June, 2007.

MARK C. GARDNER

KATHERINE S. GARDNER

State of ~~Oregon~~ Nevada
County of ~~KLAMATH~~ Clark

This instrument was acknowledged before me on 26 JUNE, 2007 by MARK C. GARDNER and KATHERINE S. GARDNER.



(Notary Public for ~~Oregon~~ Nevada)
My commission expires 9 OCT 07

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