



THIS SPACE RES

2007-011629

Klamath County, Oregon



00025847200700116290010010

06/28/2007 11:33:30 AM

Fee: \$21.00

MTCT9213-DS

After recording return to:

Margaret S. Bailey

5016 Swallow Ct.

Klamath Falls, OR 97601

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

Margaret S. Bailey

5016 Swallow Ct.

Klamath Falls, OR 97601

Escrow No. MT79213-DS

Title No. 0079213

SWD

STATUTORY WARRANTY DEED

Steven A. Goeller and Jonne M. Goeller, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Margaret S. Bailey and Bruce D. Bailey, 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 12 in Block 1, as shown on TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk 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 **\$385,000.00**.

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

Steven A. Goeller
Steven A. Goeller

Jonne M. Goeller
Jonne M. Goeller

State of Oregon
County of Klamath

This instrument was acknowledged before me on 6-26, 2007 by Steven A. Goeller and Jonne M. Goeller.

Debbie Sincock
(Notary Public for Oregon)

My commission expires 9-8-09

