THIS SPACE RES

2007-011632 Klamath County, Oregon



06/28/2007 11:37:52 AM

Fee: \$21.00

AMETHINE Part Of The JELD-WEN Family
MtC79769-KR
After recording return to:
Douglas K. Ivey
731 Miner Road
Orinda, CA 94563
Until a change is requested all
tax statements shall be sent to
The following address:
Douglas K. Ivey
731 Miner Road
Orinda, CA 94563
Francis No MT70760 ED

0079769

Title No.

SWD

STATUTORY WARRANTY DEED

Richard P. Gleitsmann, Jr. and Patricia Gleitsmann, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Douglas K. Ivey**, 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 7, Block 2, Tract 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/40th interest in Lot 4, Block 2 of said Tract 1201, WILLIAMSON RIVER PINES.

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 \$135,000.00.

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 <u>86</u> day of <u>June 2007</u>,

McMard Slee X

Richard P. Gleitsmann, Jr.

Patricia Gleitsmann

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on

(Notary Public for Oregon)

My commission expires

4-9-2011

2007 by Richard P. Gleitsmann, Jr. and Patricia

