



THIS SPACE RES

2007-011715
Klamath County, Oregon



06/29/2007 11:18:38 AM

Fee: \$26.00

MTCT9361-MS

After recording return to:

Robert C. Freeman

39450 La Grarita Dr.

Del Norte, CO 81132

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

Robert C. Freeman

39450 La Grarita Dr.

Del Norte, CO 81132

Escrow No. MT79361-MS

Title No. 0079361

SWD

STATUTORY WARRANTY DEED

Ronald R. Knowles and Janet E. Knowles, as tenants by the entirety, Grantor(s) hereby convey and warrant to Robert C. Freeman, 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:

The true and actual consideration for this conveyance is **\$450,000.00**.

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 20 day of JUNE, 2007

Ronald R. Knowles
Ronald R. Knowles

Janet E. Knowles
Janet E. Knowles

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2007 by Ronald R. Knowles and Janet E. Knowles.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07

EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 130 feet of the Southerly 212.5 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; and,

The Southerly 100 feet of the Northerly 447.6 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial
Copy