



After recording return to:
Kelly Fryou
1909 Nut Tree Drive NW
Salem, Ore 97304

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

Kelly Fryou
1909 Nut Tree Drive NW
Salem, Ore 97304

File No.: 7081-1065092 (VJC)
Date: June 20, 2007

2007-011761
Klamath County, Oregon



00025999200700117610020024

06/29/2007 12:04:43 PM

Fee: \$26.00

STATUTORY SPECIAL WARRANTY DEED

David McKenzie, Grantor, conveys and specially warrants to **Kelly D. Fryou**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LOT 21 IN BLOCK 5, FIRST ADDITION TO BLEY-WAS HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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, 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.

The true consideration for this conveyance is **\$10,000.00**.

Dated this 20 day of June, 2007.

David McKenzie
David McKenzie

STATE OF Oregon)
)ss.
County of Marion)

This instrument was acknowledged before me on this 20 day of June, 2007
by **David McKenzie**.

Vicki J. Carlson
Notary Public for Oregon
My commission expires: 8.17.09

