

THIS SPACE RES

2007-011786

Klamath County, Oregon



06/29/2007 02:53:40 PM

Fee: \$26.00

MT079537-DS

After recording return to:

Dewayne E. Cook

8015 Big Buck Lane

Klamath Falls, OR 97601

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

Dewayne E. Cook

8015 Big Buck Lane

Klamath Falls, OR 97601

Escrow No. MT79537-DS

Title No. 0079537

SWD

STATUTORY WARRANTY DEED

Ronald G. Sutton and Jan Sutton, Trustees of The Sutton ~~Family~~ Trust Dated January 31, 1997,
Grantor(s) hereby convey and warrant to **Dewayne E. Cook**, 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 22 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, 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 **\$225,000.00**.

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 27th day of June, 2007.

The Sutton ~~Family~~ Trust Dated January 31, 1997

By: Ronald G. Sutton Trustee
Ronald G. Sutton, Trustee

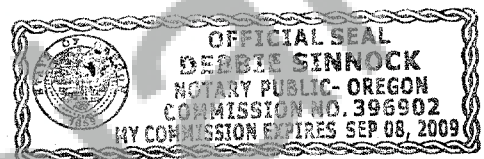
Jan Sutton Trustee
Jan Sutton, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-27, 2007 by Ronald G. Sutton and Jan Sutton as Trustees of
The Sutton ~~Family~~ Trust Dated January 31, 1997.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



Unofficial Copy