

2007-011856
Klamath County, Oregon



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THIS S

07/02/2007 11:19:50 AM

Fee: \$26.00



After recording return to:
Gary V. Caster and Shannon M.
Caster
7370 SW 172nd Ave
Beaverton, OR 97007

Until a change is requested all tax statements
shall be sent to the following address:
Gary V. Caster and Shannon M. Caster
7370 SW 172nd Ave
Beaverton, OR 97007

File No.: 7061-987096 (MSR)
Date: June 22, 2007

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor, conveys and warrants to **Gary V. Caster and Shannon M. Caster as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 2 OF TRACT 1454 - VILLA PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

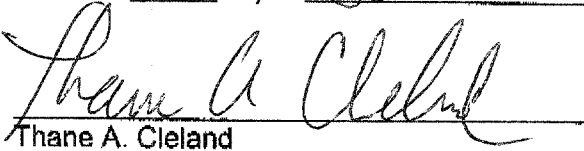
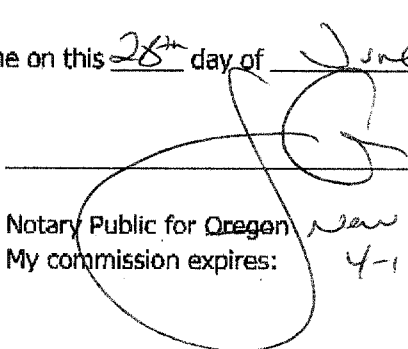
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$334,744.00**. (Here comply with requirements of ORS 93.030)

APN: R892278

Statutory Warranty Deed
- continuedFile No.: 7061-987096 (MSR)
Date: 06/22/2007

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.

Dated this 28th day of June, 2007.
Thane A. ClelandSTATE OF Oregon New York)
)ss.
County of Klamath New York)This instrument was acknowledged before me on this 28th day of June, 2007
by **Thane A. Cleland**.JAMES ASARO
Notary Public - State of New York
No. 01AS6072752
Qualified in Richmond County
My Commission Expires April 15, 2010
Notary Public for Oregon New York
My commission expires: 4-15-10