



THIS SPACE F

2007-011871  
Klamath County, Oregon



07/02/2007 03:20:31 PM

Fee: \$21.00

MTC 79409-MS

After recording return to:

Michael D. Kern

6515 Jesse Court

Klamath Falls, OR 97603

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

Michael D. Kern

6515 Jesse Court

Klamath Falls, OR 97603

Escrow No. MT79409-MS

Title No. 0079409

SWD

### STATUTORY WARRANTY DEED

Joseph R. Larson and Jennifer R. Larson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michael D. Kern and Teresa G. Kern, as tenants by the entirety, 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:

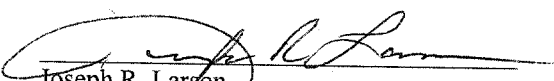
Lot 3 in TRACT 1300 - KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

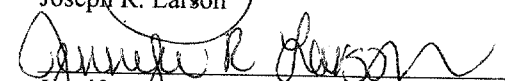
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$275,000.00**.

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 25<sup>th</sup> day of June, 2007

  
Joseph R. Larson

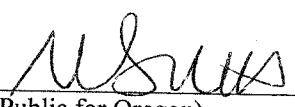
  
Jennifer R. Larson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/25, 2007 by Joseph R. Larson and Jennifer R. Larson as tenants by the entirety.



  
(Notary Public for Oregon)

My commission expires 12/20/10