

2007-012040

Klamath County, Oregon



00026321200700120400030036

07/05/2007 02:38:39 PM

Fee: \$31.00



THIS S

After recording return to:
Brandon Coons and Amanda Coons

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

File No.: 7021-1070645 (ALF)
Date: July 02, 2007

STATUTORY WARRANTY DEED

Be
ac
Thomas O. Metcalf and Annie L. Metcalf, husband and wife, Grantor, conveys and warrants to **Brandon Coons and Amanda Coons, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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 5 day of July, 2007.

Thomas O. Metcalf
Thomas O. Metcalf

Annie L. Metcalf
Annie L. Metcalf

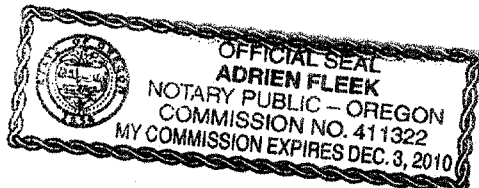
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of July, 2007
by **Thomas O. Metcalf and Annie L. Metcalf.**

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10



APN: **R871940**

Statutory Warranty Deed
- continued

File No.: **7021-1070645 (ALF)**
Date: **07/02/2007**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THE EAST 100 FEET OF LOTS 1 AND 2 AND THE EAST 100 FEET OF THE NORTH 30 FEET OF LOT 3, ALL IN BLOCK 8, BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

THE WESTERLY 50 FEET OF LOTS 9 AND 10, BLOCK 5, BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.