

2007-012108

Klamath County, Oregon

After Recording Return to:

RYAN C. DUBOIS and JULIONNE M.G. DUBOIS

402 RIVERSIDE DR
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RYAN C. DUBOIS and JULIONNE M.G. DUBOIS

Same as above



00026407200700121080010014

07/06/2007 01:15:24 PM

Fee: \$21.00

ATE: 64958 PC

WARRANTY DEED

(INDIVIDUAL)

DOUGLAS L. BOURCY and LINDA M. BOURCY, herein called grantor, convey(s) to RYAN C. DUBOIS and JULIONNE M.G. DUBOIS, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northeasterly 40 feet of Lot 13, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028CC TL 01500 KEY #372377

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

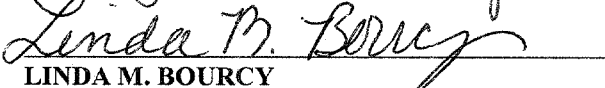
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$50,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated June 28, 2007.


DOUGLAS L. BOURCY


LINDA M. BOURCY

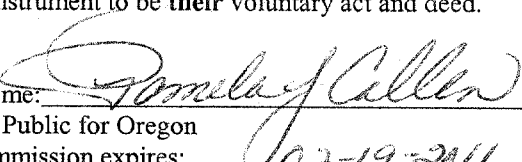
STATE OF OREGON, County of KLAMATH) ss.

On July 5, 2007 personally appeared the above named DOUGLAS L. BOURCY and LINDA M. BOURCY and acknowledged the foregoing instrument to be their voluntary act and deed.

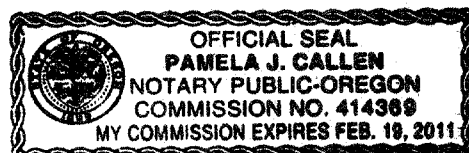
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064958

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



\$21-A