



MT079668-MS

After recording return to:

Mandy Marie Taylor

38112 Hwy 97

Chiloquin, OR 97624

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

Mandy Marie Taylor

38112 Hwy 97

Chiloquin, OR 97624

Escrow No. MT79668-MS

Title No. 0079668

AWD

2007-012293

Klamath County, Oregon



00026644200700122930020024

07/10/2007 03:21:00 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

David W. Penkava, as to Parcel 2 and Laura Penkava, as to Parcel 1, Grantor(s) hereby convey and warrant to **Mandy Marie Taylor**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$50,600.00**.

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 5 day of July, 07.

D. Penkava
David W. Penkava

Laura Penkava
Laura Penkava

State of Oregon
County of JACKSON

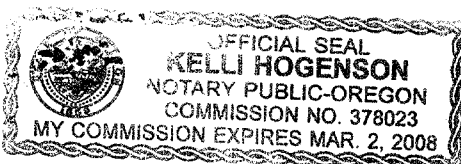
This instrument was acknowledged before me on July 5, 2007 by David W. Penkava and Laura Penkava.

Kelli Hogenson
(Notary Public for Oregon)
My commission expires 3-2-08



State of Oregon
County of Jackson

This instrument was acknowledged before me on July 9, 2007 by David W. Penkava.



Kelli Hogenson
(Notary Public for Oregon)
My commission expires 3-2-08

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 7 and 8 in Block 23, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 3, 4 and 5 in Block 29 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.