



After recording return to:
James L Staggs and Carolyn R Staggs
33536 Keno Springs Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
James L Staggs and Carolyn R Staggs
33536 Keno Springs Road
Bonanza, OR 97623

File No.: 7021-1064268 (ALF)
Date: June 26, 2007

2007-012298

Klamath County, Oregon



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07/10/2007 03:46:03 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

MS **Milton A. Bear and Marlys Bear, husband and wife**, Grantor, conveys and warrants to **James L Staggs and Carolyn R Staggs, husband and wife**, 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.

The true consideration for this conveyance is **\$170,000.00**. (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 10 day of July, 2007.

Milton A. Bear
Milton A. Bear

Marlys Bear
Marlys Bear

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of July, 2007
by **Milton A. Bear and Marlys Bear.**

Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-10

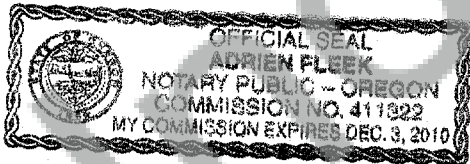


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOT 2, BLOCK 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOT 3, BLOCK 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 3:

LOT 4, BLOCK 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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