

THIS SPACE RES

2007-012360

Klamath County, Oregon



00026727200700123600010014

07/11/2007 03:34:12 PM

Fee: \$21.00

MTCT9874-KR

After recording return to:

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97601

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

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97601

Escrow No. MT79874-KR

Title No. 0079874

SWD

STATUTORY WARRANTY DEED

Modoc Point Properties, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Clinton Donovan and Kathleen Donovan, 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 28, MODOC POINT TOWNSITE, 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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$9,000.00.

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 11th day of July, 2007.

Modoc Point Properties, LLC, an Oregon limited liability company

BY: W. Shannon Hamilton, Managing Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2007 by Modoc Point Properties, LLC, an Oregon limited liability company.

\*\*W. Shannon Hamilton, Managing member for

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007