



THIS SPACE RE

2007-012361

Klamath County, Oregon



00026728200700123610010011

MTC79748-DS

07/11/2007 03:34:41 PM

Fee: \$21.00

After recording return to:

Shawn J. Phelps

4727 Cleveland Ave.

Klamath Falls, OR 97601

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

Shawn J. Phelps

4727 Cleveland Ave.

Klamath Falls, OR 97601

Escrow No. MT79748-DS

Title No. 0079748

SWD

STATUTORY WARRANTY DEED

Joanna Justus, Grantor(s) hereby convey and warrant to **Shawn J. Phelps and Jan M. Phelps, 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 5 of TRACT 1283, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

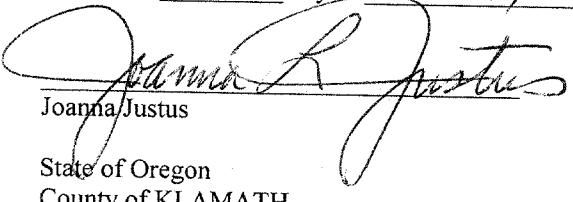
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

The true and actual consideration for this conveyance is **\$169,900.00**.

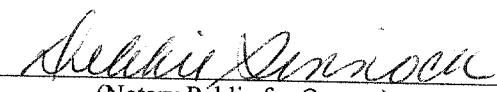
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 9/11 day of July, 2007.


Joanna Justus

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-9-, 2007 by Joanna Justus.


(Notary Public for Oregon)

My commission expires 4-8-09

