



MT079687-DS

After recording return to:

Anthony Morgado

P. O. Box 449

Bonanza, OR 97623

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

Anthony Morgado

P. O. Box 449

Bonanza, OR 97623

Escrow No. MT79687-DS

Title No. 0079687

SWD

THIS SPACE RESE

2007-012366

Klamath County, Oregon



00026733200700123660010013

07/11/2007 03:38:12 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Edward Kimball**, Grantor(s) hereby convey and warrant to **Anthony Morgado and Mary Susan Morgado, 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 12, Block 3 of THIRD ADDITION TO SUNSET VILLAGE, 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 **\$245,000.00**.

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 9 day of July, 2007

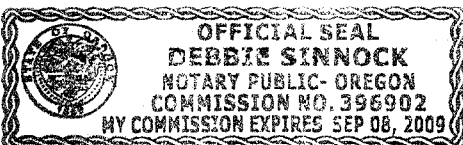
Edward Kimball

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7-9-, 2007 by Edward Kimball.

(Notary Public for Oregon)



My commission expires 9-8-09