

2007-012392

Klamath County, Oregon

After Recording Return to:  
**SHAWN LEROY and CHRISTINE LEROY**  
33711 Harvest Way  
Wildomar, CA 92595  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**SHAWN LEROY and CHRISTINE LEROY**  
33711 Harvest Way  
Wildomar, CA 92595



00026765200700123920010010

07/12/2007 11:28:50 AM

Fee: \$21.00

ATE. 64984PC

**WARRANTY DEED**  
(INDIVIDUAL)

ANNE J. LARSEN, who acquired title as ANNE JOYCE JEFFRIES, herein called grantor, convey(s) to SHAWN LEROY and CHRISTINE LEROY, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 108, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 036 MAP 3711-036B0 TL 00500 KEY #401620


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,500.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 5, 2007.

  
ANNE J. LARSEN

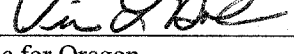
STATE OF OREGON, County of Douglas ) ss.

On July 9th, 2007 personally appeared the above named ANNE J. LARSEN and acknowledged the foregoing instrument to be her voluntary act and deed.

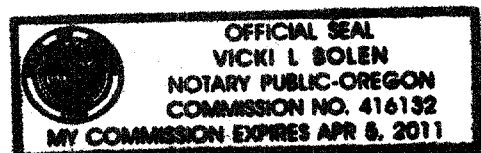
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064984

Before me:   
Notary Public for Oregon  
My commission expires: 4/5/2011

Official Seal



#21-A