

2007-012402
Klamath County, Oregon



00026778200700124020020029

07/12/2007 01:55:44 PM

Fee: \$26.00



After recording return to:
Michael Sherman
5236 Russell Drive
Florence, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:
Michael Sherman
5236 Russell Drive
Florence, OR 97639

File No.: 7021-1076621 (DMC)
Date: July 11, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Ricky Rock, Grantor, conveys and warrants to **Michael Christopher Sherman as to a one-half interest and John W. Sherman, Trustee of the John W. Sherman Trust dated Nov. 13, 1995 as to one-half interest, as tenants in common with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 41 IN BLOCK 41, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$48,000.00**. (Here comply with requirements of ORS 93.030)

F-20

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.

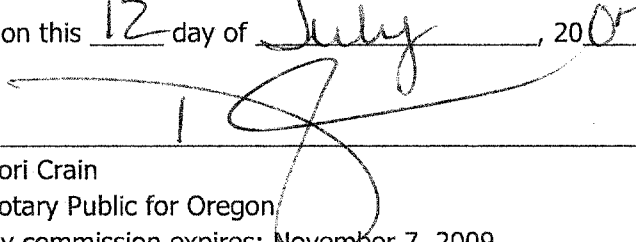
Dated this 12 day of July, 2007.


Ricky Rock

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of July, 2007
by **Ricky Rock**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009