

2007-012501

Klamath County, Oregon



After recording return to:  
Jack Rookstool  
5456 Liberty Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jack Rookstool  
5456 Liberty Avenue  
Klamath Falls, OR 97603

File No.: 7021-1013262 (DMC)  
Date: July 12, 2007

THIS SPAC



07/13/2007 03:07:29 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Bruce T. Owens**, Grantor, conveys and warrants to **Jack Rookstool and Chris Rookstool not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$78,000.00**. (Here comply with requirements of ORS 93.030)

F-31

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 13 day of July, 2007.

Bruce T. Owens  
Bruce T. Owens

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 13 day of July, 2007  
by **Bruce T. Owens**.



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

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

PARCELS 1 AND 2 OF LAND PARTITION 22-07 BEING A REPLAT OF A PORTION OF TRACT NO 1 OF "HOMEDALE", SITUATED IN THE NW 1/4 NE 1/4 OF SECTION 11, AND A PORTION OF THE SW 1/4 SE 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

Tax Parcel Number: R522875 and R548492