



THIS SPACE RESE

2007-012624

Klamath County, Oregon



07/17/2007 09:28:23 AM

Fee: \$26.00

MT78974 SH

After recording return to:

V. S. INC.

4150 S. Pacific Highway, Ste B

Medford, OR 97501

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

V. S. INC.

4150 S. Pacific Highway, Ste B

Medford, OR 97501

Escrow No. MT78974-SH

Title No. 0078974

SWD

STATUTORY WARRANTY DEED

Raymond W. Jacobson and Ruth M. Jacobson, as tenants by the entirety, Grantor(s) hereby convey and warrant to **V. S. INC., an Oregon Corporation**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$775,000.00**.

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 11 day of July, 2007.

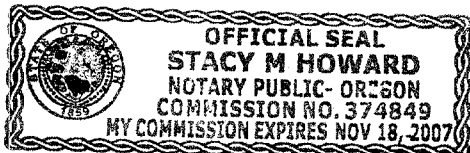
Raymond W. Jacobson
Raymond W. Jacobson

Ruth M. Jacobson
Ruth M. Jacobson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 11, 2007 by Raymond W. Jacobson and Ruth M. Jacobson.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 4 in Block 1 of TRACT 1239, RE-SUBDIVISION OF LOT 5, BLOCK 1, WASHBURN PARK, TRACT 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Parcel 2 of Land Partition 7-94 located in TRACT 1239, RE-SUBDIVISION OF LOT 5, BLOCK 1, WASHBURN PARK, TRACT 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.