

2007-012666

Klamath County, Oregon



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07/17/2007 11:34:20 AM

Fee: \$26.00



THIS SPA

After recording return to:
George J Riste and Debra R Riste
5225 Villa Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
George J Riste and Debra R Riste
5225 Villa Drive
Klamath Falls, OR 97603

File No.: 7021-1070770 (ALF)
Date: July 06, 2007

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor, conveys and warrants to **George J Riste and Debra R Riste, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 5, TRACT 1454 - VILLA PLACE, 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 **\$320,500.00**. (Here comply with requirements of ORS 93.030)

F-26

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 16th day of July, 2007

Thane Cleland
Thane Cleland

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on this 16th day of July, 2007
by **Thane Cleland**.

[Signature]
Notary Public for Oregon
My commission expires: 12.3.09

