

THIS SPACE RESE

2007-012701

Klamath County, Oregon



07/17/2007 03:37:39 PM

Fee: \$21.00

MT79735-LW

After recording return to:

DEBORAH MASTERS

523 OLIVE STREET

SAUSALITO, CA 94965

Until a change is requested all

tax statements shall be sent to

The following address:

DEBORAH MASTERS

523 OLIVE STREET

SAUSALITO, CA 94965

Escrow No. MT79735-LW

Title No. 0079735

SWD

STATUTORY WARRANTY DEED

ALLAN E. CLEMENT, SR. and ADA M. CLEMENT, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DEBORAH MASTERS**, 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:

Lots 23, 24 and 25, Block 13, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$135,000.00**.

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 16 day of July, 2007.

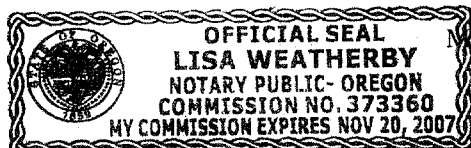
Allan E. Clement Sr.
ALLAN E. CLEMENT, SR.

Ada M. Clement
ADA M. CLEMENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 16, 2007 by ALLAN E. CLEMENT, SR. and ADA M. CLEMENT.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07