

2007-012768

Klamath County, Oregon



After recording return to:
Seth Parker and Stephanie Parker
5014 Mazama Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Seth Parker and Stephanie Parker
5014 Mazama Drive
Klamath Falls, OR 97603

File No.: 7021-1066388 (DMC)
Date: July 10, 2007

THIS SPACE



07/18/2007 03:33:15 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Craig F. Orton and Marie Orton, husband and wife, Grantor, conveys and warrants to **Seth Parker and Stephanie Parker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 15, BLOCK 2, TRACT NO. 1044, WEMBLY PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$233,900.00**. (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.

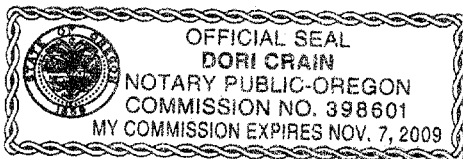
Dated this 16 day of July, 2007.

Craig F. Orton
Craig F. Orton

Marie Orton
Marie Orton

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of July, 2007
by **Craig F. Orton and Marie Orton.**



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