



THIS SPACE RE

2007-012802
Klamath County, Oregon



07/19/2007 11:11:32 AM

Fee: \$21.00

MTCT9663-SH

After recording return to:

Michael R. Murtha

3027 Crest Street

Klamath Falls, OR 97603

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

Michael R. Murtha

3027 Crest Street

Klamath Falls, OR 97603

Escrow No. MT79663-SH

Title No. 0079663

SWD

STATUTORY WARRANTY DEED

Tracy Ottmar, Grantor(s) hereby convey and warrant to **Michael R. Murtha and Sharon K. Murtha, as tenants by the entirety**, 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:

Parcel 3 of Land Partition 14-97 being a portion of a tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, 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 **\$146,500.00**.

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 17 day of July, 2007.

Tracy Ottmar
Tracy Ottmar

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 17, 2007 by Tracy Ottmar.

Tammy P. Foltz
(Notary Public for Oregon)

My commission expires DEC 1, 2009

