

THIS SPACE RESE

2007-013048

Klamath County, Oregon



07/23/2007 03:30:00 PM

Fee: \$26.00

MT79863-SH

After recording return to:

Rachel M. Stephens

1411 Canby Street

Klamath Falls, OR 97603

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

Rachel M. Stephens

1411 Canby Street

Klamath Falls, OR 97603

Escrow No. MT79863-SH

Title No. 0079863

SWD

STATUTORY WARRANTY DEED

Hrant Boyadjian, Grantor(s) hereby convey and warrant to **Rachel M. Stephens and Rose Mary Traywick and Kathleen A. Traywick not as tenants in common, but with right of survivorship**, 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 **\$259,900.00**.

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.

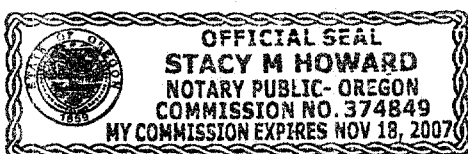
Dated this 20 day of July, 2007

Hrant Boyadjian

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 20, 2007 by Hrant Boyadjian.



(Notary Public for Oregon)
My commission expires Nov 18, 2007

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 7 in Block 14 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the North line of Canby Street at the Southeast corner of said Lot 7; thence North on the East line of said Lot 7, a distance of 150 feet; thence West and parallel with Canby Street, a distance of 10 feet; thence South and parallel with the East line of said Lot 7, a distance of 50 feet; thence West and parallel with Canby Street a distance of 40 feet to the West line of said Lot 7; thence South along the West line of said Lot 7, a distance of 100 feet to Canby Street; thence East along the North line of Canby Street, a distance of 50 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 50 feet of the Easterly 10 feet of Lot 7 in Block 14, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.