2007-013129 Klamath County, Oregon

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THIS SPAC



After recording return to: Keith Michael Thompson PO Box 661496 Arcadia, CA 91066-1496

Until a change is requested all tax statements shall be sent to the following address:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066-1496

File No.: 7021-1074032 (ALF) Date: July 06, 2007 07/24/2007 03:10:01 PM Fee: \$26.00

## STATUTORY WARRANTY DEED

Richard E. Marshall and Dorothy P. Marshall, husband and wife, as tenants by the entirety, Grantor, conveys and warrants to Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson, not as tenants in common but with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

BLOCK 27, LOT 40, 4TH ADDITION TO NIMROD RIVER PARK 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 \$2,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7021-1074032 (ALF)**Date: **07/06/2007** 

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.