



THIS SPACE RES

2007-013135

Klamath County, Oregon



07/24/2007 03:19:26 PM

Fee: \$21.00

MT79938-MS

After recording return to:

Cole A. Van Essen

5578 Liberty Avenue

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

Cole A. Van Essen

5578 Liberty Avenue

Klamath Falls, OR 97603

Escrow No. MT79938-MS

Title No. 0079938

SWD

STATUTORY WARRANTY DEED

Ronald Wright and Kim Wright, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Cole A. Van Essen and Ashley J. Van Essen, 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:

Lot 12 in Block 3 of TRACT NO. 1096 AMERICANA, 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 **\$226,000.00**.

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 23 day of July, 07.

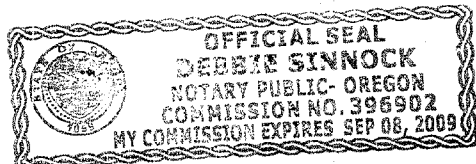

Ronald Wright

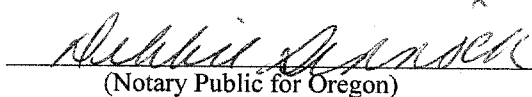

Kim Wright

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7-23, 2007 by Ronald Wright and Kim Wright.




(Notary Public for Oregon)

My commission expires 9-8-09