



MTC 80088

After recording return to:
Timothy D. Beard
356 SW Dover Lane
Metelius, OR 97741

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

Timothy D. Beard
356 SW Dover Lane
Metelius, OR 97741

Escrow No. SR101387TI
Title No. 0080088

SWD

THIS SPACE RESI

2007-013248
Klamath County, Oregon



07/26/2007 11:16:15 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Robert E. Collopy and Marjorie E. Collopy, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy D. Beard and Debra A. Kitselman 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:

Lot 7, Block 10, First Addition to Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

133509

2309-025B0-00500-000

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.

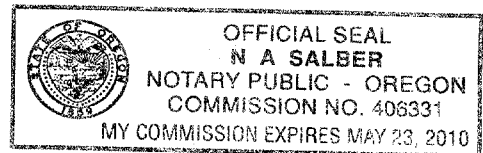
The true and actual consideration for this conveyance is **\$139,000.00**.

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 23rd day of July, 2007.

Robert E. Collopy
Robert E. Collopy

Marjorie E. Collopy
Marjorie E. Collopy



State of Oregon
County of

This instrument was acknowledged before me on July 24, 2007 by Robert E. Collopy and Marjorie E. Collopy.

[Signature]
(Notary Public for Oregon)

My commission expires 5-23-07