



THIS SPACE RE

2007-013308

Klamath County, Oregon



07/27/2007 11:43:58 AM

Fee: \$21.00

MT79524-DS

After recording return to:

Scott S. Hedrick

1597 Horizon Dr. NE

Salem, OR 97303

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

Scott S. Hedrick

1597 Horizon Dr. NE

Salem, OR 97303

Escrow No. MT79524-DS

Title No. 0079524

SWD

STATUTORY WARRANTY DEED

Margaret Nancy Snyder, Surviving Trustee of The Snyder Family Trust and Margaret Nancy Snyder, Grantor(s) hereby convey and warrant to **Scott S. Hedrick and Valerie Hedrick, 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:

The North 75 feet of Lot 14, Block 4 of FIRST ADDITION TO TONATEE HOMES, 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 **\$144,000.00**.

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 19th day of July, 2007.

The Snyder Family Trust

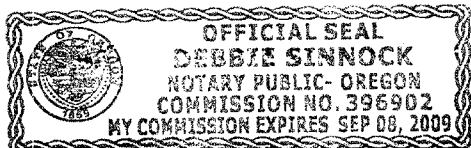
BY: Margaret Nancy Snyder
Margaret Nancy Snyder, Surviving Trustee

Margaret Nancy Snyder
Margaret Nancy Snyder

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 19, 2007 by Margaret Nancy Snyder, Surviving Trustee of The Snyder Family Trust and as an individual.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09