

THIS SPACE RESI

2007-013335

Klamath County, Oregon



00027890200700133350010014

07/27/2007 02:30:48 PM

Fee: \$21.00

MTC 80019-SH

After recording return to:

John R. Warner

4021 Beverly Drive

Klamath Falls, OR 97601

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

John R. Warner

4021 Beverly Drive

Klamath Falls, OR 97601

Escrow No. MT80019-SH

Title No. 0080019

SWD

STATUTORY WARRANTY DEED

P. Kenneth Morton, Grantor(s) hereby convey and warrant to **John R. Warner and Katie M. Warner, 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 Northeasterly 45 feet of Lot 10, Block 27, 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.


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 **\$196,000.00**.

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 26 day of July, 2007.

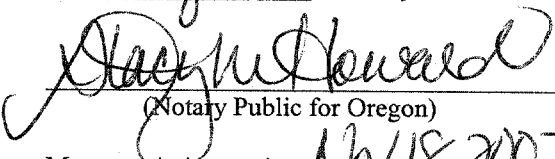

P. Kenneth Morton

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 26, 2007 by P. Kenneth Morton.




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