



MTC79961-KR

After recording return to:

Nathan K. Zettel

4328 Barry Avenue

Klamath Falls, OR 97603

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

Nathan K. Zettel

4328 Barry Avenue

Klamath Falls, OR 97603

Escrow No. MT79961-SH

Title No. 0079961

SWD

THIS SPACE RES

2007-013337

Klamath County, Oregon



07/27/2007 02:32:15 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Walter L. Moden and Donna L. Moden, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Nathan K. Zettel and Amanda M. Zettel, 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 West 65 feet of Lot 1, Block 2, 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 **\$153,000.00**.

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.

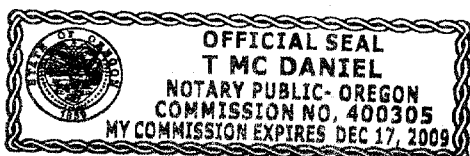
Dated this 26 day of July, 2007

Walter L. Moden
Walter L. Moden

Donna L. Moden
Donna L. Moden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 26, 2007 by Walter L. Moden and Donna L. Moden.



Shirley O
(Notary Public for Oregon)

My commission expires 12/17/09