

THIS SPACE RESE

2007-013572

Klamath County, Oregon



00028175200700135720010016

07/31/2007 03:27:34 PM

Fee: \$21.00



MT80003-SH

After recording return to:

Teresa A. Shults

2036 Madison Street

Klamath Falls, OR 97603

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

Teresa A. Shults

2036 Madison Street

Klamath Falls, OR 97603

Escrow No. MT80003-SH

Title No. 0080003

SWD

STATUTORY WARRANTY DEED

Triple Sorg Investments LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Teresa A. Shults**, 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 East 110 feet of TRACT NO. 83, PLEASANT HOME TRACTS NO. 2, 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 **\$155,000.00**.

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 27 day of July, 2007

Triple Sorg Investments LLC

BY: Curtis Sorg
Curtis Sorg, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 27, 2007 by Curtis Sorg, as President for Triple Sorg Investments LLC.

Tammy P. Foltz
(Notary Public for Oregon)
My commission expires Dec 1, 2009

