



THIS SPACE RESERVE

2007-013584

Klamath County, Oregon



07/31/2007 03:35:57 PM

Fee: \$26.00

MT80123-MS

After recording return to:

Charles Rote

4104 Bisbee Street

Klamath Falls, OR 97603

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

Charles Rote

4104 Bisbee Street

Klamath Falls, OR 97603

Escrow No. MT80123-MS

Title No. 0080123

SWD

STATUTORY WARRANTY DEED

Bruce Daniel Ross, Grantor(s) hereby convey and warrant to **Charles Rote and Dorothy Rote, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$230,000.00**.

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.

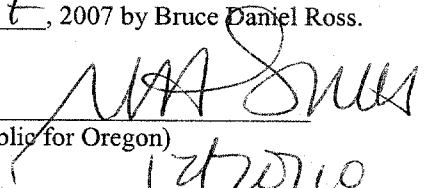
Dated this 27th day of July, 2007.


Bruce Daniel Ross

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/27, 2007 by Bruce Daniel Ross.


(Notary Public for Oregon)

My commission expires 12/20/10

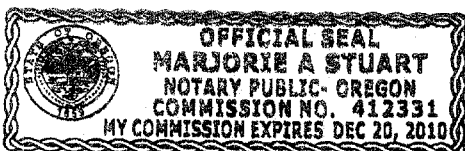


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The North 74.5 feet of Lot 11, Block 2, ALTAMONT ACRES SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the East 5 feet granted to Klamath County by instrument recorded July 1, 1965 in Book 362, page 563, Deed Records of Klamath County, Oregon.

PARCEL 2:

The South 67 feet of Lot 11, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the East 5 feet granted to Klamath County by instrument recorded July 1, 1965 in Book 362, page 563, Deed Records of Klamath County, Oregon.