2007-013613 Klamath County, Oregon



08/01/2007 11:21:08 AM

Fee: \$26.00

After recording return to: Douglas K. Ivey 731 Miner Rd. Orinda, CA 94563 Until a change is requested all tax statements shall be sent to The following address: Douglas K. Ivey 731 Miner Rd. Orinda, CA 94563

MT79829-KR

0079829

Escrow No.

Title No.

SWD

STATUTORY WARRANTY DEED

James R. Stangland and Pamela S. Stangland, as tenants by the entirety, Grantor(s) hereby convey and warrant to Douglas K. Ivey, 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:

Lot 1 in Block 2 of TRACT NO. 1201 WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/40th interest in Lot 4, Block 2 of said Tract No. 1201 WILLIAMSON RIVER PINES.

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 \$140,000.00.

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 James R. Stangland Pamela State of Oregon County of 2007 by James R. Stangland and Pamela S This instrument was acknowledged before me on otary Public OFFICIAL SEAL CHANNIN CULLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 417945
MY COMMISSION EXPIRES JUNE 2, 2011 My commission expires



After recording return to:	
Douglas K. Ivey	
731 Miner Rd.	
Orinda, CA 94563	
Until a change is requested all	
tax statements shall be sent to	
The following address:	
Douglas K. Ivey 731 Miner Rd.	
Orinda, CA 94563	
Offica, CA 94505	
Escrow No. MT79829-KR	
Title No. 0079829	
SMD	
: 25.3.2	
James R. Stangland and Pamela S. Stangl	TORY WARRANTY DEED and, as tenants by the entirety, Grantor(s) hereby convey and
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Dated this 30 day of July	<u>, 2007.</u>
James R. Stangland Minds A Mangland Pamela S. Stangland	
State of Oregon Ceal Farm-a County of Alamada	
This instrument was acknowledged before me onc	, L. 3d, 2007 by James R. Stangland and Pamela S. Stangland.
The state of the s	(Notary-Public for Annual)
STANLEY MICHAEL PRZEPIOSKI Comm. #1489583 My com NOTARY PUBLIC - CALIFORNIA	(Notary Public for Oregon) Call order mission expires Man 15, 2008)
"UBLIC CALIFORNIA	J