

MTC 79831-MS

THIS SPACE RE

2007-013674

Klamath County, Oregon



08/02/2007 11:22:44 AM

Fee: \$21.00

After recording return to:

Tiffany L. Schoonover

5428 Summerfield Way

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Tiffany L. Schoonover

5428 Summerfield Way

Klamath Falls, OR 97603

Escrow No. MT79831-MS

Title No. 0079831

SWD

STATUTORY WARRANTY DEED

Summerfield Residential Community, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Tiffany L. Schoonover**, 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 4, TRACT 1456-SUMMERFIELD RESIDENTIAL COMMUNITY, according to the official plat thereof on file in the office of the County Clerk, 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 **\$30,000.00**.

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 1st day of Aug, 2007

Summerfield Residential Community, LLC, an Oregon Limited Liability Company

BY: [Signature]
Randall Simonson, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/1, 2007 by Randall Simonson, as Member of Summerfield Residential Community, LLC, an Oregon Limited Liability Company.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/10



21.00