

NTC 80076-LW

THIS SPACE RESER

2007-013698

Klamath County, Oregon



08/02/2007 02:44:51 PM

Fee: \$21.00

After recording return to:

PATRICK J. O'DONNELL

10432 MERLIN WAY

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

PATRICK J. O'DONNELL

10432 MERLIN WAY

KLAMATH FALLS, OR 97601

Escrow No. MT80076-LW

Title No. 0080076

SWD

### STATUTORY WARRANTY DEED

**KEHRIG OREGON 4, AN OREGON LIMITED LIABILITY PARTNERSHIP**, Grantor(s) hereby convey and warrant to **PATRICK J. O'DONNELL and NANCY A. O'DONNELL, 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:

Lot 1080, Tract 1422, RANCHVIEW ESTATES, 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 **\$355,000.00**.

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

KEHRIG OREGON 4, AN OREGON LIMITED LIABILITY PARTNERSHIP

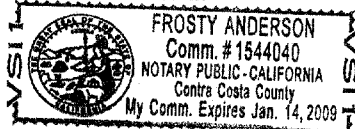
BY: Joseph E. Kehrig Partner  
JOSEPH E. KEHRIG, PARTNER

BY: Margaret H. Kehrig partner  
MARGARET H. KEHRIG, PARTNER

STATE OF CALIFORNIA

COUNTY OF Contra Costa

On July 27, 2007 before me, FROSTY ANDERSON <sup>NOTARY</sup> PUBLIC personally appeared JOSEPH E. KEHRIG AND MARGARET H. KEHRIG PARTNERS OF KEHRIG OREGON 4, AN OREGON LIMITED LIABILITY PARTNERSHIP personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Frosty Anderson  
signature

21.00