

2007-013726
Klamath County, Oregon



After recording return to:
Paul Tiffie and Teresa Tiffie
5330 Barry Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Paul Tiffie and Teresa Tiffie
5330 Barry Ave
Klamath Falls, OR 97603

File No.: 7021-1077306 (DMC)
Date: July 30, 2007

THIS SPA



08/03/2007 11:12:04 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Aaron A. Powless, Grantor, conveys and warrants to **Paul Tiffie and Teresa Tiffie, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 7 of Tract 1025, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

F26

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, 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 3 day of August, 2007.

Aaron Powless
Aaron Powless

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of August, 2007
by **Aaron Powless**.

Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

