

MTC 1396-8913

THIS SPACE RES

2007-013732

Klamath County, Oregon



08/03/2007 11:53:31 AM

Fee: \$21.00

After recording return to:
Randall Dean Simonson, III
5468 Winterfield Way
Klamath Falls, OR 97603

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

Randall Dean Simonson, III
5468 Winterfield Way
Klamath Falls, OR 97603

Escrow No. _____

Title No. _____

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

SWD

STATUTORY WARRANTY DEED

Summerfield Residential Community, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Randall Dean Simonson, III**, 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 60, 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 **\$46,600.00**.

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 3rd day of Aug, 2007

Summerfield Residential Community, LLC, an Oregon Limited Liability Company

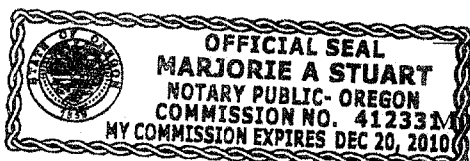
BY: _____

Randall Simonson, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/3, 2007 by Randall Simonson, as Member of Summerfield Residential Community, LLC, an Oregon Limited Liability Company.



(Notary Public for Oregon)

commission expires 12/20/10

21.00