

MTC 79892-MS



THIS SPACE

2007-013745

Klamath County, Oregon



08/03/2007 12:02:15 PM

Fee: \$21.00

After recording return to:

Casey Gallagher

1625 Crescent Avenue

Klamath Falls, OR 97601

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

Casey Gallagher

1625 Crescent Avenue

Klamath Falls, OR 97601

Escrow No.

MT79892-MS

Title No.

0079892

SWD

STATUTORY WARRANTY DEED

Zachary T. Vaughan and Kristen L. Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Casey Gallagher**, 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:

All that portion of Lots 7 and 8 in Block 19, of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which lies Northerly of a line drawn parallel to and distant 75 feet Northerly from the Southerly line of said Block 19, being the Northerly 65 feet of Lots 7 and 8, Block 19, excepting the Northeasterly 18 inches of the Northwesterly 65 feet of said Lot 8.

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 **\$129,500.00**.

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 17th day of July, 2007

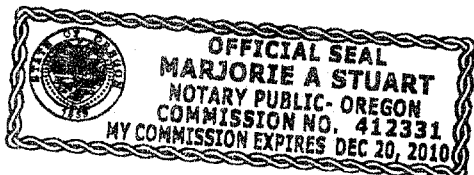
Zachary T. Vaughan

Kristen L. Smith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/17, 2007 by Zachary T. Vaughan and Kristen L. Smith.



(Notary Public for Oregon)

My commission expires 12/20/10

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