

MTC 79922-MS



THIS SPACE RESI

2007-013752

Klamath County, Oregon



08/03/2007 12:06:00 PM

Fee: \$21.00

After recording return to:  
Zachary Thomas Guy Vaughan  
2859 Altamont Drive  
Klamath Falls, OR 97603

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

Zachary Thomas Guy Vaughan  
2859 Altamont Drive  
Klamath Falls, OR 97603

Escrow No. MT79922-MS  
Title No. 0079922

SWD

### STATUTORY WARRANTY DEED

**Frederick E. Klopp and Sandy Klopp, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Zachary Thomas Guy Vaughan and Kristen L. Smith, 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:

The N1/2 of Lot 7, Block 3, ALTAMONT ACRES, 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 **\$160,000.00**.

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 17th day of July, 2007

Frederick E. Klopp  
Frederick E. Klopp

Sandy Klopp  
Sandy Klopp

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7/17, 2007 by Frederick E. Klopp and Sandy Klopp.



MA Stuart  
(Notary Public for Oregon)

My commission expires 12/20/2010

21.00