



After recording return to:
Scott Galpin
440 Fulton Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Scott Galpin
440 Fulton Street
Klamath Falls, OR 97601

File No.: 7021-1066894 (DMC)
Date: July 18, 2007

2007-013757

Klamath County, Oregon



00028396200700137570020023

08/03/2007 03:06:09 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Leah K. Averett, Grantor, conveys and warrants to **Scott Galpin**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 30 AND THE SOUTHWESTERLY 34 FEET OF LOT 29, WEST PARK, EXCEPTING THEREFROM THE SOUTHERLY 28 FEET OF LOT 30, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$229,500.00**. (Here comply with requirements of ORS 93.030)

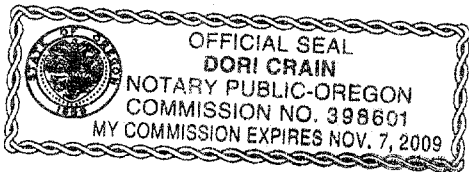
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 27 day of July, 2007.

Leah K. Averett
Leah K. Averett

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 27 day of July, 2007
by **Leah K. Averett**.



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Notary Public for Oregon
My commission expires: 11/1/09