

2007-013837

Klamath County, Oregon



00028501200700138370020025

08/06/2007 03:05:55 PM

Fee: \$26.00

After Recording Return to:

BEVERLY ANDRADE and PRISCILLA

FERREIRA, ANDRADE

2110 Homedale Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

ATE: 65103 PS

RODNEY E. TOWNS and YVETTE B. TOWNS, tenants by the entirety and MARK T. TOWNS, not as tenants in common, but with rights of survivorship, herein called grantor, convey(s) to BEVERLY ANDRADE and PRISCILLA FERREIRA ANDRADE, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$89,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 2, 2007.

Mark T. Towns
MARK T. TOWNS

Rodney E. Towns
RODNEY E. TOWNS

Yvette B. Towns
YVETTE B. TOWNS

STATE OF OREGON, County of Klamath) ss.

On Aug 4, 2007 personally appeared the above named RODNEY E. TOWNS and YVETTE B. TOWNS and MARK T. TOWNS and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065103

Before me: Deloris A. Collins
Notary Public for Oregon
My commission expires: July 26, 2010

Official Seal

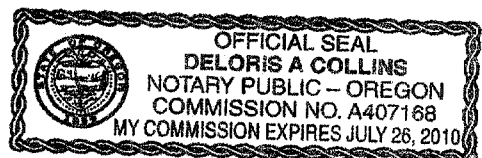


Exhibit A

The Westerly one-half of Lot 17, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed for road purposes in Volume M-69 at Page 6497, Microfilm Records of Klamath County, Oregon.

CODE 041 MAP 3909-003CD TL 05400 KEY #527941