

2007-013842

Klamath County, Oregon



00028506200700138420020020

08/06/2007 03:20:37 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Kevin L. Crowder and Heather A.
Crowder
3928 Grenada Way
Klamath Falls, OR 97603

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

Kevin L. Crowder and Heather A.
Crowder
3928 Grenada Way
Klamath Falls, OR 97603

File No.: 7021-1069808 (DMC)

Date: July 26, 2007

STATUTORY WARRANTY DEED

Peter G. Dubois and Frieda L. Dubois, husband and wife, Grantor, conveys and warrants to **Kevin L. Crowder and Heather A. Crowder as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 11, BLOCK 2, FIRST ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:


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

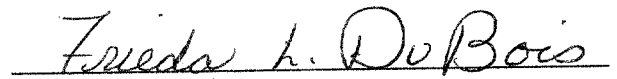
The true consideration for this conveyance is **\$254,500.00**. (Here comply with requirements of ORS 93.030)

F-26

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 16 day of August, 2007.

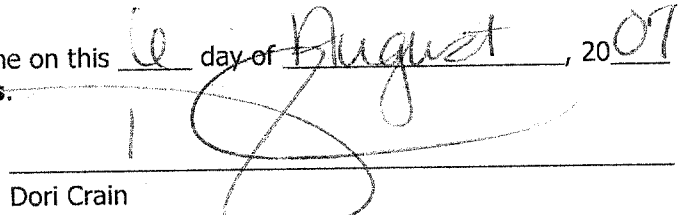

Peter G. Dubois


Frieda L. Dubois

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of August, 2007
by **Peter G. Dubois and Frieda L. Dubois.**




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009