



THIS SPACE RE

2007-014088
Klamath County, Oregon



08/09/2007 03:13:47 PM

Fee: \$21.00

MTCT8779-KR

After recording return to:

Hoa Quynh-Thi Pohl

7467 Golden Trail

Klamath Falls, OR 97603

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

Hoa Quynh-Thi Pohl

7467 Golden Trail

Klamath Falls, OR 97603

Escrow No. MT78779-KR

Title No. 0078779

SWD

STATUTORY WARRANTY DEED

Mel Stewart Homes, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Hoa Quynh-Thi Pohl, 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:

Lot 28 in Tract 1401 – FIRST ADDITION TO SAGE MEADOWS PHASE 1, 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 **\$232,611.00**.

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 9th day of August, 2007.

Mel Stewart Homes, Inc., an Oregon Corporation

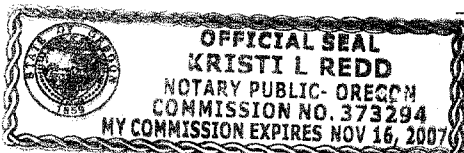
BY:

Gary Stewart
Gary Stewart, Vice President

State of Oregon

County of Klamath

This instrument was acknowledged before me on August 9, 2007 by Gary Stewart, as Vice President for Mel Stewart Homes, Inc., an Oregon Corporation.



Kristi Redd
Notary Public for Oregon)

My commission expires 11/16/2007

2/PMT