



THIS SPACE RE:

2007-014140
Klamath County, Oregon



08/10/2007 11:24:44 AM

Fee: \$21.00

MT80196-KR

After recording return to:

Aileen Tracy

3413 Calle Suenos SE

Rio Rancho, NM 87124

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

Aileen Tracy

3413 Calle Suenos SE

Rio Rancho, NM 87124

Escrow No. MT80196-KR

Title No. 0080196

SWD

STATUTORY WARRANTY DEED

James David Selim and Karen Wilson Selim, as tenants by the entirety, Grantor(s) hereby convey and warrant to Aileen Tracy, 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 22, Tract 1424-GRAY ROCK, Phase 2 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 \$185,000.00.

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 15th day of August, 2007.

James David Selim

Karen Wilson Selim

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 1, 2007 by James David Selim and Karen Wilson Selim.

(Notary Public for Oregon)



My commission expires 11/16/2007

21 AMT