



After recording return to:
Frank W. Borges, II
2347 Darrow Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Frank W. Borges, II
2347 Darrow Avenue
Klamath Falls, OR 97601

File No.: 7021-1056850 (DMC)
Date: July 17, 2007

THIS SPAC

2007-014150
Klamath County, Oregon



08/10/2007 11:33:42 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Reta Lucille Smith, Grantor, conveys and warrants to **Frank W. Borges, II and Nicole M. Menges not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 558 AND THE EAST 2 FEET OF LOT 559 OF BLOCK 120 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

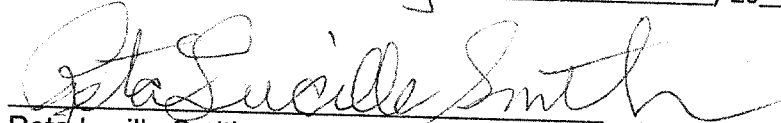
Subject to:

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 **\$54,000.00**. (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 7 day of August, 2007.


Reta Lucille Smith

STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this 7 day of August, 2007 by **Reta Lucille Smith**.



TINA L. BOUCHEE
NOTARY PUBLIC MONTANA
Residing at Missoula, MT
My Comm. Expires Aug. 28, 2008.


Notary Public for
My commission expires: