

2007-014255
Klamath County, Oregon



08/13/2007 03:20:52 PM

Fee: \$26.00



After recording return to:
Arthur Waters
324 S 5th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Arthur Waters
324 S 5th Street
Klamath Falls, OR 97601

File No.: 7021-1094321 (ALF)
Date: August 10, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Michelle P. Perry, Grantor, conveys and warrants to **Arthur Waters and Alice Mellus**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 45, BLOCK 79, OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NUMBER 4, 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 **\$17,000.00**. (Here comply with requirements of ORS 93.030)

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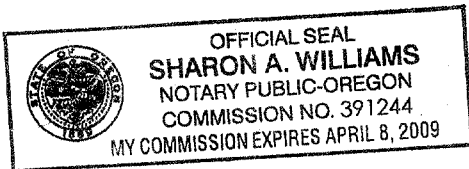
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 10 day of August, 2007.

Michelle P. Perry
Michelle P. Perry

STATE OF Oregon)
County of Klamath Josephine)ss.

This instrument was acknowledged before me on this 10 day of August, 2007
by **Michelle P. Perry**.



Sharon A. Williams
Notary Public for Oregon
My commission expires: April 8, 2009