

2007-014401

Klamath County, Oregon



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08/15/2007 03:25:43 PM

Fee: \$26.00



After recording return to:
Joe A. David and Kasandra L. David
7335 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Joe A. David and Kasandra L. David
7335 Homedale Road
Klamath Falls, OR 97603

File No.: 7021-1093554 (DMC)
Date: August 15, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Shara Payne Sweat, Grantor, conveys and warrants to **Joe A. David and Kasandra L. David as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 19 in Block 12 of Tract No. 1220 - FOURTH ADDITION TO THE MEADOWS, 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 **\$198,500.00**. (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 15th day of August, 20 07.

Shara Sweat
Shara Sweat

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15th day of August, 20 07
by **Shara Sweat**.

C GERMOLUS
C GERMOLUS
Notary Public for Oregon

My commission expires: ~~November 7, 2009~~

9/15/09

