



THIS SPACE RES

2007-014473

Klamath County, Oregon



08/16/2007 11:40:36 AM

Fee: \$21.00

MT80299-KR

After recording return to:

Douglas A. Yates

PO Box JJ

Klamath Falls, OR 97602

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

Douglas A. Yates

PO Box JJ

Klamath Falls, OR 97602

Escrow No. MT80299-KR

Title No. 0080299

SWD

STATUTORY WARRANTY DEED

D & S. Properties, LLC, an Oregon Limited Liability Company, who acquired title as D & S Properties, a Partnership, Grantor(s) hereby convey and warrant to **Douglas A. Yates and Monica L. Yates, as tenants by the entirety**, 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:

Lots 10A, 10B, 10C and 10D, Block 4, RAILROAD ADDITION to the City of Klamath Falls, 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 **\$200,000.00**.

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

D & S. Properties, LLC, an Oregon Limited Liability Company

BY: [Signature]
Gerrit A. DeGroot, Authorized Representative

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 15, 2007 by Gerrit A. Degroot, Authorized Representative for D & S. Properties, LLC, an Oregon Limited Liability Company.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

21AMT