



MT80053-MS

After recording return to:

Roy W. Holmes

3939 S 6th Street #266

Klamath Falls, OR 97603

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

Roy W. Holmes

3939 S 6th Street #266

Klamath Falls, OR 97603

Escrow No. MT80053-MS

Title No. 0080053

SWD

THIS SPACE RES

2007-014518

Klamath County, Oregon



08/16/2007 03:24:40 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Dove Hollow Development, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Roy W. Holmes and Stacey R. Holmes, 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:

Lot 13, TRACT 1457-DOVE HOLLOW ESTATES 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 **\$80,000.00**.

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.

20 HMT

Dated this 13th day of Aug, 2007

Stephen R. Holmes
Stephen R. Holmes, Member

Ruby N. Holmes
Ruby N. Holmes, Member

Roy Holmes
Roy W. Holmes, Member

Stacey R. Holmes
Stacey R. Holmes, Member

Luanne J. Conover
Luanne J. Conover, Member

Stanley D. Peters
Stanley D. Peters, Member

Linda L. Peters
Linda L. Peters, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/13, 2007 by Stephen R. Holmes, Ruby N. Holmes, Roy W. Holmes, Stacey R. Holmes, Luanne J. Conover, Stanley D. Peters and Linda L. Peters, all as Members of Dove Hollow Development, LLC, an Oregon Limited Liability Company.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/10