



MTC 80330-LW

After recording return to:
MICHAEL CHRISTOPHER SHERMAN
5236 RUSSELL DRIVE
FLORENCE, OR 97439

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

MICHAEL CHRISTOPHER SHERMAN
5236 RUSSELL DRIVE
FLORENCE, OR 97439

Escrow No. MT80330-LW
Title No. 0080330

SWD

THIS SPACE RES

2007-014559

Klamath County, Oregon



08/17/2007 11:12:23 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

LEWIS A. DRIVER, Grantor(s) hereby convey and warrant to MICHAEL CHRISTOPHER SHERMAN AS TO AN UNDIVIDED 1/2 INTEREST AND JOHN W. SHERMAN, TRUSTEE OF THE JOHN W. SHERMAN TRUST DATED NOVEMBER 13, 1995 AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, 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 17 in Block 25 of TRACT 1113, OREGON SHORES UNIT 2, 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 \$29,500.00.

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 16th day of Aug, 07.

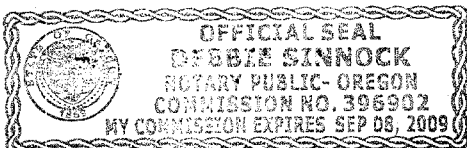
LEWIS A. DRIVER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-16-2007 by LEWIS A. DRIVER.

(Notary Public for Oregon)

My commission expires 9-8-09



2/AMT