



After recording return to:
Michael C. Sherman
5236 Russell Drive
Florence, OR 97439

Until a change is requested all tax statements
shall be sent to the following address:
Michael C. Sherman
5236 Russell Drive
Florence, OR 97439

File No.: 7021-1074977 (DMC)
Date: July 17, 2007

2007-014579

Klamath County, Oregon



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08/17/2007 03:10:22 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Jackson M. Hartman, Grantor, conveys and warrants to **Michael C. Sherman as to one-half interest and John W. Sherman, Trustee of the John W. Sherman Trust dated Nov. 13, 1995 as to one-half interest, as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 18, BLOCK 20, 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.

Subject to:

1. 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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$23,000.00**. (Here comply with requirements of ORS 93.030)

F-260

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 15 day of AUGUST, 2007.

Jackson M Hartman Jr
Jackson M Hartman Jr

STATE OF HAWAII)
CITY &)ss.
County of HONOLULU)

This instrument was acknowledged before me on this 17th day of August, 2007
by **Jackson M Hartman, Jr.**

Josefin A. Guillen

Notary Public for STATE OF HAWAII
My commission expires: JUNE 1, 2009

