



THIS SPACE RES

2007-014672
Klamath County, Oregon



08/20/2007 03:25:48 PM

Fee: \$21.00

MTC 80248-KR

After recording return to:

Donald R. Gruener

1081 Joe Wright Road

Klamath Falls, OR 97603

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

Donald R. Gruener

1081 Joe Wright Road

Klamath Falls, OR 97603

Escrow No. MT80248-KR

Title No. 0080248

SWD

STATUTORY WARRANTY DEED

Charlene W. Hooper, Grantor(s) hereby convey and warrant to **Donald R. Gruener and Susan E. Gruener, 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:

LEGAL DESCRIPTION

Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13 of RUSSELL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of road vacated by "Order Granting Vacation" recorded May 14, 1986 in Volume M86, page 8281, Microfilm Records of Klamath County, Oregon, which inures to said property.

EXCEPTING THEREFROM that portion conveyed to the United States of America for Lost River Diversion Channel by instruments recorded in Volume 225 at page 317 and in Volume 257 at page 355, all Deed Records 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 **\$230,000.00**.

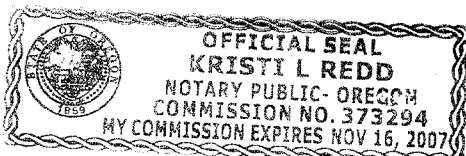
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 20th day of August, 2007

Charlene W. Hooper
Charlene W. Hooper

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 20, 2007 by Charlene W. Hooper.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21 AMT