



THIS SPACE RES

2007-015007

Klamath County, Oregon



00029911200700150070020025

08/24/2007 11:30:36 AM

Fee: \$26.00

MT80328LW

After recording return to:

RUSSELL CLARK ALVEIN, JR.

20930 PEACE PIPE LANE

SPRAGUE RIVER, OR 97639

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

RUSSELL CLARK ALVEIN, JR.

20930 PEACE PIPE LANE

SPRAGUE RIVER, OR 97639

Escrow No. MT80328-LW

Title No. 0080328

SWD

STATUTORY WARRANTY DEED

LANETA RICO, Grantor(s) hereby convey and warrant to RUSSELL CLARK ALVEIN, JR., Grantee(s) the following described real property in the County of and State of Oregon free of encumbrances except as specifically set forth herein:

Please see attached exhibit "A"

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.

SUBJECT TO A TRUST DEED DATED MARCH 28, 2005 AND RECORDED APRIL 1, 2005 IN VOLUME M05, PAGE 22739, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF ROBERT J. SANDERS AND JUNE G. SANDERS, HUSBAND AND WIFE, OR THE SURVIVOR THEREOF WHICH THE BUYER AGREES TO ASSUME AND PAY.

The true and actual consideration for this conveyance is \$240,000.00.

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 21 day of Aug, 2007

Laneta Rico
LANETA RICO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 21, 2007 by LANETA RICO.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



26AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 1, 2, 3 and 4, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 20, 21, 22 and 23, Block 11, SPRAGUE RIVER, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.