

MT80180-MS

THIS SPACE RE

2007-015121

Klamath County, Oregon



08/27/2007 02:22:32 PM

Fee: \$21.00

After recording return to:

Bruce D. Ross

3851 Hope Street

Klamath Falls, OR 97603

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

Bruce D. Ross

3851 Hope Street

Klamath Falls, OR 97603

Escrow No. MT80180-MS

Title No. 0080180

SWD

STATUTORY WARRANTY DEED

Ronald L. Tompkins and Pamela G. Tompkins, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Bruce D. Ross**, 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 2 in Block 7, SECOND ADDITION TO BUREKER PLACE, 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 **\$195,500.00**.

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

24th

day of

Aug

2007

Ronald L. Tompkins

Pamela G. Tompkins

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/24, 2007 by Ronald L. Tompkins and Pamela G. Tompkins.

(Notary Public for Oregon)

My commission expires 12/20/10

