



After recording return to:
Ron I. Waggoner and Sonya M.
Waggoner
764 Wocus St
Klamath Falls, OR 97601

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

Ron I. Waggoner and Sonya M.
Waggoner
764 Wocus St
Klamath Falls, OR 97601

File No.: 7021-1074982 (DMC)

Date: August 16, 2007

2007-015136

Klamath County, Oregon



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08/27/2007 03:42:54 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Larry P. Burman, Grantor, conveys and warrants to **Ron I. Waggoner and Sonya M. Waggoner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 3 IN BLOCK 11 OF FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

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

The true consideration for this conveyance is **\$111,792.00**. (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 21 day of August, 2007.

Larry P. Burman
Larry P. Burman

STATE OF CALIFORNIA)
Oregon)
County of ORANGE)ss.
Klamath)

This instrument was acknowledged before me on this 21st day of AUGUST, 2007 by **Larry P. Burman**.

GREGORY V. VEIX
Dori Crain GREGORY V. VEIX
Notary Public for Oregon CALIFORNIA
My commission expires: November 7, 2009
11/24/2009

