



After recording return to:
Fred E Campigli
1712 Bromptton Street
Petaluma, CA 94954

Until a change is requested all tax statements
shall be sent to the following address:
Fred E Campigli
1712 Bromptton Street
Petaluma, CA 94954

File No.: 7021-1069513 (DMC)
Date: August 22, 2007

2007-015310
Klamath County, Oregon



08/29/2007 03:08:41 PM

Fee: \$31.00

THIS SPACE

STATUTORY WARRANTY DEED

Michael S Flanakin and Tammi A Flanakin, Grantor, conveys and warrants to **Fred E Campigli and Michael McCall as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$505,000.00**. (Here comply with requirements of ORS 93.030)

F-31

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 28 day of August, 2007.

Michael S Flanakin
Michael S Flanakin

Tammi A Flanakin
Tammi A Flanakin

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 28 day of August, 2007
by **Michael S Flanakin and Tammi A Flanakin**.



1
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R890828**

Statutory Warranty Deed
- continued

File No.: **7021-1069513 (DMC)**
Date: **08/22/2007**

EXHIBIT A

LEGAL DESCRIPTION:

S 1/2 SE 1/4 of Section 10, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM a 60 foot strip of land thereof conveyed to the County of Klamath, State of Oregon, by deed recorded April 23, 1928 in Volume 85 page 165, Deed records of Klamath County, Oregon. ALSO SAVING AND EXCEPTING THEREFROM any portion thereof lying within existing ditches, canals, and/or laterals.