

MTC80066



WARRANTY DEED -- STATUTORY FORM

WAYNE DAVIS and NANCY DAVIS, Grantor,

conveys and warrants to

MICHAEL BONNER and ERICA BONNER, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 18, Block 4, Tract 1042, TWO RIVERS NORTH, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No(s): 158171
Map/Tax Lot No(s): 2507036CO 04200

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$90,000.00 .

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, 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.

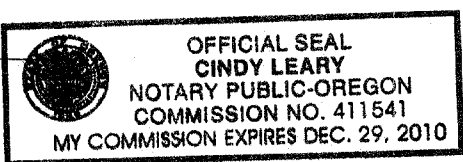
Dated this 27 day of August, 2007.

Wayne Davis
WAYNE DAVIS
Nancy Davis
NANCY DAVIS

STATE OF OREGON, COUNTY OF ^{CL}JACKSON KLAMATH) SS.

This instrument was acknowledged before me on August 27, 2007 by WAYNE DAVIS
and NANCY DAVIS.

Cindy Leary
(Notary Public for Oregon)
My commission expires 12-29-10



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
MICHAEL & ERICA BONNER
1467 WEST 12TH AVE
JUNCTION CITY, OR 97448

TITLE NO. 80066
ESCROW NO. 14-0027407

21 AMT