



THIS SPACE RESER

2007-015367
Klamath County, Oregon



08/30/2007 11:20:49 AM

Fee: \$21.00

MT79758-TM

After recording return to:

Doug Lawnicki

1916 Heitzman Way
Eugene, OR 97402

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

Doug Lawnicki

1916 Heitzman Way
Eugene, OR 97402

Escrow No. MT79758-TM
Title No. 0079758

SWD

STATUTORY WARRANTY DEED

Stephen J. Koller, Grantor(s) hereby convey and warrant to Doug Lawnicki, 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:

Lots 16 & 17, Block 23, Tract No. 1027, MT. SCOTT MEADOWS, 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 ~~\$30,000.00~~/ \$15,000.00

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 13th day of August, 2007.

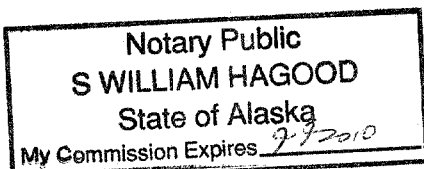
Stephen J. Koller

State of Alaska
County of Anchorage

This instrument was acknowledged before me on 8/13, 2007 by Stephen J. Koller.

(Notary Public)

My commission expires 7-7-2010



21AMT