



THIS SPACE RESE

2007-015368  
Klamath County, Oregon



08/30/2007 11:21:14 AM

Fee: \$21.00

MT79758-TM

After recording return to:

Aaron Howery  
7735 SW Bayberry Drive  
Aloha, OR 97007

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

Aaron Howery  
7735 SW Bayberry Drive  
Aloha, OR 97007

Escrow No. MT79758-TM  
Title No. 0079758

SWD

### STATUTORY WARRANTY DEED

Stephen J. Koller, Grantor(s) hereby convey and warrant to Aaron Howery, 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 15 & 18, Block 23, Tract No. 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk 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 13<sup>th</sup> day of August, 2007.

Stephen J. Koller  
Stephen J. Koller

State of Alaska  
County of Anchorage

This instrument was acknowledged before me on August 13<sup>th</sup>, 2007 by Stephen J. Koller.

S. William Hagood  
(Notary Public)

My commission expires 9-7-2010

