



THIS SPACE RESER

2007-015451

Klamath County, Oregon



08/31/2007 12:58:30 PM

Fee: \$21.00

MT79395-DS

After recording return to:

Tom Farruggia & Mary Farruggia

321 NW 53rd

Redmond, OR 97756

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

Tom Farruggia & Mary Farruggia

321 NW 53rd

Redmond, OR 97756

Escrow No. MT79395-DS

Title No. 0079395

SWD

STATUTORY WARRANTY DEED

Karla Miller and Kelby Christian Miller, as tenants in common, Grantor(s) hereby convey and warrant to **Tom Farruggia and Mary Farruggia, as tenants by the entirety**, 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:

Lot 26 in Block 1 of HOMELAND TRACTS, 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 **\$182,000.00**.

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 28 day of August, 2007.

Karla Miller

Karla Miller

Kelby Christian Miller

Kelby Christian Miller

By Karla Miller his atty in fact

Karla Miller, his attorney in fact

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 28, 2007 by Karla Miller as an individual and as attorney in fact for Kelby Christian Miller.



Debbee Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21/AMT