



MTC 80413-KR

After recording return to:

Douglas Ivey

731 Miner Road

Orinda, CA 94563

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

Douglas Ivey

731 Miner Road

Orinda, CA 94563

Escrow No. MT80413-KR

Title No. 0080413

SWD

THIS SPACE RES

2007-015479

Klamath County, Oregon



08/31/2007 03:26:13 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Robert I. Carter and Eva M. Carter, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Douglas Ivey and Sig-Britt Ivey, 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:

LEGAL DESCRIPTION

PARCEL 1

The South Half of the following described property:

Lots 12, 13, 14, 15, 16, 17 and 18 in Block 4 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 25 and Lot 26 in Block 1 of IDLEREST, 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 **\$180,000.00**.

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.

26 AMT

Dated this 29th day of August, 2007

Robert I. Carter
Robert I. Carter

Eva M. Carter
Eva M. Carter

State of Oregon
County of Gambell

This instrument was acknowledged before me on August 29, 2007 by Robert I. Carter and Eva M. Carter.

Lisa J. McKinney
(Notary Public for Oregon)

My commission expires 12/12/10

