

2007-015489

Klamath County, Oregon



After recording return to:  
Donald I. Ross and Eva Jane Ross  
1612 N Holiday Lane  
Spokane Valley, WA 99016

Until a change is requested all tax statements  
shall be sent to the following address:  
Donald I. Ross and Eva Jane Ross  
1612 N Holiday Lane  
Spokane Valley, WA 99016

File No.: 7021-1097225 (DMC)  
Date: August 21, 2007

THIS SF



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08/31/2007 03:34:09 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Jack G. Charney, Successor Trustee under that certain Declaration of Trust dated August 19, 1977, dated August 19, 1977, Grantor, conveys and warrants to Donald I. Ross and Eva Jane Ross as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LOT 1, BLOCK 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, AS RECORDED IN KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$14,000.00**. (Here comply with requirements of ORS 93.030)

F-26

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 30<sup>th</sup> day of August, 2007.

Jack G. Charney, Successor Trustee under  
that certain Declaration of Trust dated August  
19, 1977

Jack G. Charney  
Jack G. Charney, Successor Trustee

STATE OF California )  
 )ss.  
County of San Diego )

This instrument was acknowledged before me on this 30 day of August, 2007  
by Jack G. Charney as Successor Trustee of That certain Declaration of Trust dated August 19, 1977, on  
behalf of the Trust.

Elaine Wright

Notary Public for  
My commission expires: 11/3/10

