



THIS SPACE RE

2007-015542
Klamath County, Oregon



09/04/2007 11:30:55 AM

Fee: \$26.00

MT80459-PS

After recording return to:
MICHAEL JOHN SWANSON
5702 PINNACLE PLACE
KLAMATH FALLS, OR 97603

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

MICHAEL JOHN SWANSON
5702 PINNACLE PLACE
KLAMATH FALLS, OR 97603

Escrow No. MT80459-PS
Title No. 0080459

SWD

STATUTORY WARRANTY DEED

DAVID C. SWANSON and ROSALIE J. SWANSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to MICHAEL JOHN SWANSON, 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:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

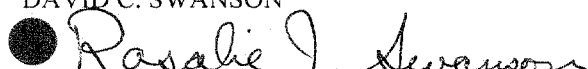
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$210,000.00**.

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.

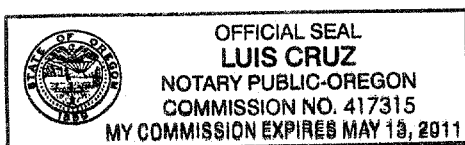
Dated this 30th day of August, 2007

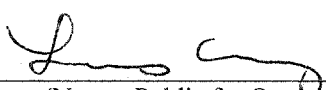

DAVID C. SWANSON


ROSALIE J. SWANSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 30, 2007 by DAVID C. SWANSON and ROSALIE J. SWANSON.




(Notary Public for Oregon)

My commission expires May 13 2011

20 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 23 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING THEREFROM that portion thereof conveyed to Stephen L. Cook by Deed recorded June 19, 2001 in Volume M01, page 29344, Microfilm Records of Klamath County, Oregon, to complete Lot Line Adjustment 11-01, described as follows:

Beginning at the corner of Lot 22, Block 4 and said Lot 23, said point being on the right of way line of Pinnacle Place; thence South 64° 00' 55" West along the line common to said Lots 22 and 23, 127.69 feet; thence North 00° 12' 05" West along the West line of said Lot 23, 12.00 feet; thence North 69° 03' 27" East 122.94 feet to the point of beginning.
