

2007-015636

Klamath County, Oregon

After Recording Return to:

STEVEN DONALD PIERCE and
SANDRA DARLENE PIERCE

2136 Herbert St.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN DONALD PIERCE and
SANDRA DARLENE PIERCE

Same as above



00030668200700156360020024

09/05/2007 10:50:40 AM

Fee: \$26.00

WARRANTY DEED
(INDIVIDUAL)

ATE: 65109PC

ALBERT PEARCE, herein called grantor, convey(s) to STEVEN DONALD PIERCE and SANDRA DARLENE PIERCE, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

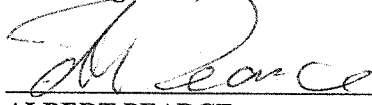
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$119,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 29, 2007.


ALBERT PEARCE


STATE OF OREGON, County of KLAMATH) ss.

On August 30th, 2007 personally appeared the above named ALBERT PEARCE and acknowledged the foregoing instrument to be his voluntary act and deed.

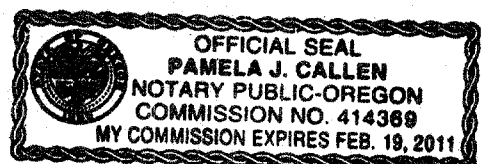
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065109

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



File-A

Exhibit A

Lot 1, Block 11, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 88° 53' 51" East on the North line of said Lot 1, 4.13 feet; thence South 02° 47' 58" West parallel with the West line of said Lot 1, 38.68 feet; thence North 87° 12' 02" West 4.13 feet to the said West line; thence North 02° 47' 58" East on said West line 38.56 feet to the point of beginning.

CODE 001 MAP 3809-028DC TL 11100 KEY #685529