

MTC 80483-LW



THIS SPACE RE:

2007-015752

Klamath County, Oregon



09/06/2007 02:18:04 PM

Fee: \$21.00

After recording return to:

DENNIS VADER

2440 DARROW AVENUE

KLAMATH FALLS, OR 97601

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

DENNIS VADER

2440 DARROW AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT80483-LW

Title No. 0080483

SWD

STATUTORY WARRANTY DEED

DAVID OCEAN, Grantor(s) hereby convey and warrant to DENNIS VADER, 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 31 in Block 36 of TRACT 1184, OREGON SHORES - UNIT 2, FIRST ADDITION, 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 \$9,000.00.

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 5th day of September 2007

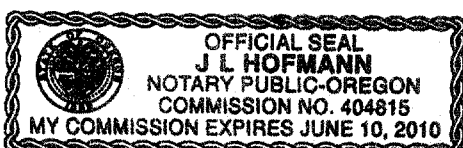
David Ocean
DAVID OCEAN

State of Oregon
County of JACKSON

This instrument was acknowledged before me on Sept. 5, 2007 by DAVID OCEAN.

J. L. Hofmann
(Notary Public for Oregon)

My commission expires 6-10-2010



21.00