

MTC 80336-TM



THIS SPACE I

2007-015796

Klamath County, Oregon



09/07/2007 02:36:37 PM

Fee: \$21.00

After recording return to:

Charles R. Dehlinger

5425 Valleywood

Klamath Falls, OR 97603

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

Charles R. Dehlinger

5425 Valleywood

Klamath Falls, OR 97603

Escrow No. MT80336-TM

Title No. 0080336

SWD

STATUTORY WARRANTY DEED

Dawn Marie Kayson, who acquired title as Dawn M. Schwartz, Grantor(s) hereby convey and warrant to Charles R. Dehlinger and Barbara S. Dehlinger, 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:

Parcel 2 of Land Partition 5-02 being a partition of Lots 19 and 20 in Block 6 of ALTAMONT ACRES situated in the NW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, 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 **\$289,000.00**.

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 6 day of September, 2007

Dawn Marie Kayson
Dawn Marie Kayson

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept 6, 2007 by Dawn Marie Kayson.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

