

MTC 80477-MS



THIS SPACE RESE

2007-015807

Klamath County, Oregon



09/07/2007 02:44:28 PM

Fee: \$21.00

After recording return to:

Joanna L. Justus

2040 Lakeshore Drive

Klamath Falls, OR 97601

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

Joanna L. Justus

2040 Lakeshore Drive

Klamath Falls, OR 97601

Escrow No. MT80477-MS

Title No. 0080477

SWD

### STATUTORY WARRANTY DEED

**Homedale Terrace LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Joanna L. Justus**, 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:

Lots 1, 12, and 16, and of TRACT 1407, HOMEDALE TERRACE, 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 **\$0.00**.

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<sup>th</sup> day of Sep, 2007

Homedale Terrace LLC, an Oregon Limited Liability Company

BY: Joanna L. Justus  
Joanna L. Justus, Registered Agent

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9/6, 2007 by Joanna L. Justus, as Registered Agent of Homedale Terrace LLC, an Oregon Limited Liability Company.



(Notary Public for Oregon)

My commission expires

12/20/10