



THIS SPACE RES.

2007-015977

Klamath County, Oregon



09/11/2007 03:26:10 PM

Fee: \$21.00

MT80315-SH

After recording return to:

Sandra E. Collins

1042 Merryman Avenue

Klamath Falls, OR 97603

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

Sandra E. Collins

1042 Merryman Avenue

Klamath Falls, OR 97603

Escrow No. MT80315-SH

Title No. 0080315

SWD

STATUTORY WARRANTY DEED

Michael A. Brown, Jr and Julie R. Brown, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Sandra E. Collins**, 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 75, MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, 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 **\$164,000.00**.

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 31 day of August, 2007

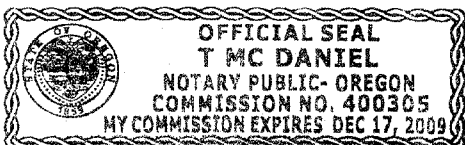
Michael A. Brown, Jr
Michael A. Brown, Jr

Julie R. Brown
Julie R. Brown

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 31, 2007 by Michael A. Brown, Jr and Julie R. Brown.



Michael A. Brown, Jr
(Notary Public for Oregon)

My commission expires 12/17/09

21 AMT