

2007-016048

Klamath County, Oregon



00031185200700160480020023

09/12/2007 03:12:30 PM

Fee: \$26.00



After recording return to:  
Erik Jones  
3420 Grenada Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Erik Jones  
3420 Grenada Way  
Klamath Falls, OR 97603

File No.: 7021-1099104 (DMC)  
Date: September 05, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**Kevin L. Olson and Jennifer M. Olson, husband and wife**, Grantor, conveys and warrants to **Erik Jones**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 21, BLOCK 1, TRACT NO. 1022, FOURTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$206,000.00**. (Here comply with requirements of ORS 93.030)

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, 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.

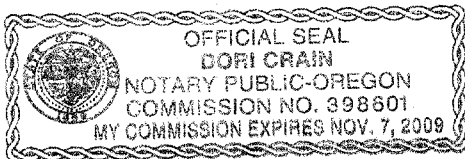
Dated this 11 day of September, 2001.

Kevin L. Olson

Jennifer M. Olson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of Sept., 2007  
by **Kevin L. Olson and Jennifer M. Olson.**



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009