



THIS SPACE RESERVE

2007-016059
Klamath County, Oregon



09/12/2007 03:29:04 PM

Fee: \$26.00

MTC 80446-SH

After recording return to:

Gary W. Kottong

1812 Tiffany Street

Klamath Falls, OR 97603

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

Gary W. Kottong

1812 Tiffany Street

Klamath Falls, OR 97603

Escrow No. MT80446-SH

Title No. 0080446

SWD

STATUTORY WARRANTY DEED

John R. Warner and Katie M. Warner, as tenants by the entirety, Grantor(s) hereby convey and warrant to Gary W. Kottong and Kathryn G. Kottong, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$240,000.00**.

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.

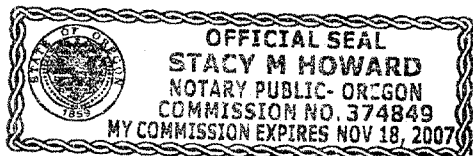
Dated this 11 day of Sept, 2007

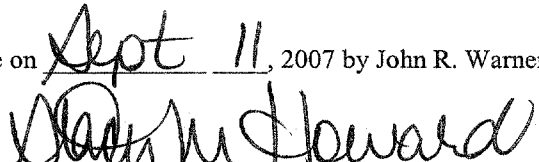

John R. Warner


Katie M. Warner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 11, 2007 by John R. Warner and Katie M. Warner.




(Notary Public for Oregon)

My commission expires

Nov 18, 2007

260 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Block 24 ELDORADO HEIGHTS ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon being more particularly described as follows:

All of Lot 17, Block 24, and that portion of Lot 13, Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Lot 13, Block 24, from which the Northeast corner of said Block 24 bears North $0^{\circ} 18'$ East, 264.00 feet distant; thence North $89^{\circ} 42'$ West 90.04 feet, more or less, to the Northeasterly line of Lot 15, Block 24; thence in a Southeasterly direction along the said Northeasterly line of Lot 15 on a $6^{\circ} 36' 40''$ curve to the right, 47.38 feet, more or less, to the corner common to Lots 13, 15, 16 and 17, according to the apportionment survey of Lot distances in this block along Eldorado Boulevard and filed in the County Surveyor's Office (File No. 266); thence along the South line of said Lot 13, North $79^{\circ} 44' 40''$ East 68.48 feet, more or less, to the Southeast corner of said Lot 13; thence North $0^{\circ} 18'$ East 26.27 feet to the point of beginning.