



MT80316-SH

After recording return to:

Patrick M. Lancaster

5225 Mason Lane

Klamath Falls, OR 97603

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

Patrick M. Lancaster

5225 Mason Lane

Klamath Falls, OR 97603

Escrow No. MT80316-SH

Title No. 0080316

SWD

THIS SPACE RESER

2007-016174

Klamath County, Oregon



09/14/2007 11:17:57 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Billy J. Sheneman and Shawn R. Sheneman, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Patrick M. Lancaster and Brenda M. Lancaster, 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:

The E1/2 of Lots 11 and 12, Block 9, FAIRVIEW ADDITION NO. 2, 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.

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 **\$115,000.00**.

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 13 day of Sept, 2007

Billy J. Sheneman
Billy J. Sheneman

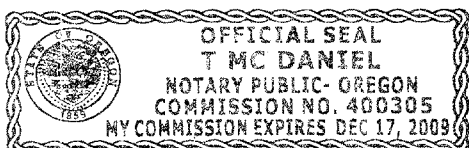
Shawn R. Sheneman
Shawn R. Sheneman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 13, 2007 by Billy J. Sheneman and Shawn R. Sheneman.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



21AMT