



MT80358-TM

After recording return to:  
Janice S. Wilbur  
117 S. 400 East  
Cedar City, UT 84720

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

Janice S. Wilbur  
117 S. 400 East  
Cedar City, UT 84720

Escrow No. MT80358-TM  
Title No. 0080358

SWD

THIS SPACE R

2007-016199

Klamath County, Oregon



00031364200700161990010010

09/14/2007 03:12:08 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Donald N. Deso**, Grantor(s) hereby convey and warrant to **Janice S. Wilbur**, 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 14, Block 53, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 **\$34,500.00**.

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 12<sup>TH</sup> day of SEPTEMBER, 2007.

Donald N. Deso

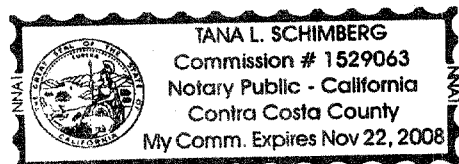
STATE OF CALIFORNIA

ss.  
COUNTY OF Contra Costa

On Sept. 12, 2007 before me, Tana L. Schimberg, Notary Public, personally appeared Donald N. Deso personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that He executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tana L. Schimberg



21 ANT