



THIS SPACE RE

2007-016202
Klamath County, Oregon



09/14/2007 03:15:20 PM

Fee: \$26.00

MT80371-DS

After recording return to:

TERRY F. HILL

733 Roseway Dr.

Klamath Falls, OR 97601

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

TERRY F. HILL

733 Roseway Dr.

Klamath Falls, OR 97601

Escrow No. MT80371-DS

Title No. 0080371

SWD

STATUTORY WARRANTY DEED

STEVE GEORGE AND MARY ANN GEORGE, TRUSTEES OF THE M.J. GEORGE

EDUCATION TRUST, Grantor(s) hereby convey and warrant to **TERRY F. HILL**, 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 West 40 feet of Lots 3 and 30 and vacated alley between said lots in ROSELAWN, Subdivision of Block 70 of BUENA VISTA 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.

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 **\$95,000.00**.

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.

26AMT

Dated this 12 day of September, 2007

THE M.J. GEORGE EDUCATION TRUST

BY: [Signature]
STEVE GEORGE, TRUSTEE

BY: [Signature]
MARY ANN GEORGE, TRUSTEE

State of Florida
County of Orange

This instrument was acknowledged before me on Sept 12, 2007 by STEVE GEORGE AND MARY ANN GEORGE AS TRUSTEES OF THE M.J. GEORGE EDUCATION TRUST.

[Signature]
(Notary Public for ~~Oregon~~ Florida)
My commission expires May 5, 2009

