



MT79890-LW

After recording return to:
SANDRA KAY HERBERT
722 DONALD STREET
KLAMATH FALLS, OR 97601

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

SANDRA KAY HERBERT
722 DONALD STREET
KLAMATH FALLS, OR 97601

Escrow No. MT79890-LW
Title No. 0079890

SWD

THIS SPACE RES

2007-016284
Klamath County, Oregon



09/17/2007 11:31:14 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

DAVIDA LEA CROY, Grantor(s) hereby convey and warrant to SANDRA KAY HERBERT, 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 50 feet of Lot 1, Block 18, FAIRVIEW ADDITION 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 **\$60,000.00**.

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 10 day of Sept, 2007.

David Lea Croy
DAVIDA LEA CROY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 10, 2007 by DAVIDA LEA CROY.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



21 AMT