

2007-016317

Klamath County, Oregon



00031497200700163170020025

09/17/2007 03:25:45 PM

Fee: \$26.00



After recording return to:
Dan Turner
3830 Beverly Drive
Klamath Falls, OR 97603

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

Dan Turner
3830 Beverly Drive
Klamath Falls, OR 97603

File No.: 7021-1109278 (ALF)
Date: September 13, 2007

THIS SPACE F

STATUTORY WARRANTY DEED

C.G.A., L.L.C., Grantor, conveys and warrants to **Dan Turner and Richard J Turner**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: DJS

THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030)

F-26

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, 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 17 day of Sept, 2007

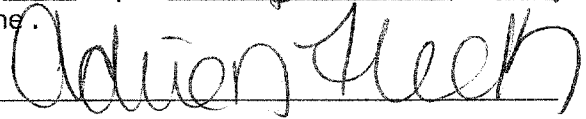
C.G.A., L.L.C.

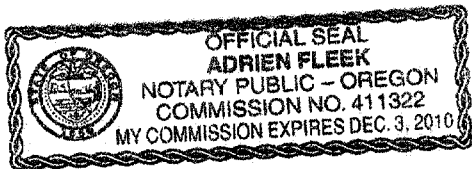


By: Carl B Thornton

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 17 day of Sept, 2007
by Carl B Thornton as of C.G.A., L.L.C., on behalf of the





Notary Public for Oregon
My commission expires: 12-3-10