

MTC 80325

2007-016396  
Klamath County, Oregon



09/18/2007 11:25:18 AM

Fee: \$21.00

## WARRANTY DEED -- STATUTORY FORM

ARIEL O'NEILL, WHO AQUIRED TITLE AS ARIEL MARTIEL, Grantor,

conveys and warrants to

JEFF OWENS and SUSAN OWENS, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 6 in Block 2 of WAGON TRAIL ACREAGES NUMBER TWO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 1229907

Map/Tax Lot No(s): 230912B0 03200

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$110,000.00 .

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, 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 11th day of September, 2007.

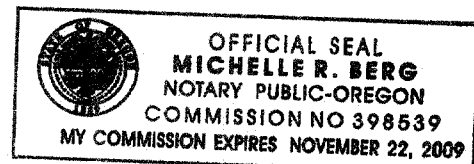
Ariel O'Neill  
ARIEL O'NEILL

STATE OF OREGON, COUNTY OF Multnomah ss.

This instrument was acknowledged before me on September 11, 2007 by ARIEL O'NEILL.

Michelle R. Berg  
(Notary Public for Oregon)  
My commission expires November 22, 2009

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739



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

JEFF & SUSAN OWENS  
P.O. BOX 351  
WILDOMER, CA 92595

TITLE NO. 80325  
ESCROW NO. 14-0031107

21 HMT