



THIS SPACE RESE

2007-016800
Klamath County, Oregon



09/25/2007 01:32:11 PM

Fee: \$21.00

MTC80430-SH

After recording return to:

Timothy L. Clemens

4424 LaHabra Way

Klamath Falls, OR 97603

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

Timothy L. Clemens

4424 LaHabra Way

Klamath Falls, OR 97603

Escrow No. MT80718-KR

Title No. 0080718

SWD

STATUTORY WARRANTY DEED

Joe Keller Construction, Inc. an Oregon Corporation, Grantor(s) hereby convey and warrant to **Timothy L. Clemens and Brenda M. Clemens, as tenants by the entirety**, 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 3 of TRACT 1341, ELEVENTH ADDITION TO SUNSET VILLAGE-PHASE 1, 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 **\$200,000.00**.

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 25th day of September, 2007.

Joe Keller Construction, Inc. an Oregon Corporation

BY: Rebecca Hoppe, Sec.
Rebecca Hoppe, Secretary

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on September 25, 2007 by Rebecca Hoppe, as Secretary for Joe Keller Construction, Inc. an Oregon Corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/AMT