



THIS SPACE RESEI

2007-016812  
Klamath County, Oregon



09/25/2007 03:17:30 PM

Fee: \$21.00

MT80495-LW

After recording return to:

STEVEN L. MITCHELL

3938 LAMARADA WAY

KLAMATH FALLS, OR 97603

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

STEVEN L. MITCHELL

3938 LAMARADA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT80495-LW

Title No. 0080495

SWD

### STATUTORY WARRANTY DEED

MARCUS D. CROSS and ERIKA L. CROSS, as tenants by the entirety, Grantor(s) hereby convey and warrant to STEVEN L. MITCHELL and CHRISTINE L. MITCHELL, 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 14 in Block 12 of TRACT NO. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southwesterly 2 feet thereof.

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 \$229,000.00.

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.

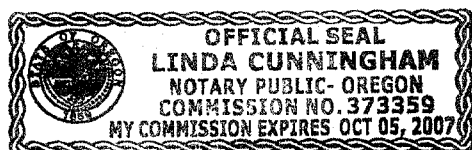
Dated this 24<sup>th</sup> day of September, 2007.

MARCUS D. CROSS

ERIKA L. CROSS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 24, 2007 by MARCUS D. CROSS and ERIKA L. CROSS.



(Notary Public for Oregon)

My commission expires 10-5-2007

21AMT