

2007-016873
Klamath County, Oregon



After recording return to:
Linda L. Dennis
1724 Lakeview Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Linda L. Dennis
1724 Lakeview Avenue
Klamath Falls, OR 97601

File No.: 7021-1104202 (DMC)
Date: September 10, 2007

THIS SPACE



09/26/2007 03:20:01 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Richard C. Larsen and Sharon M. Larsen, husband and wife, Grantor, conveys and warrants to **Linda L. Dennis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 4, BLOCK 59, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON.

Subject to:

1. The 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 **\$157,000.00**. (Here comply with requirements of ORS 93.030)

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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 21 day of September, 2007.

Richard C. Larsen
Richard C. Larsen

Sharon M. Larsen
Sharon M. Larsen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of September, 2007
by **Richard C. Larsen and Sharon M. Larsen.**



Notary Public for Oregon
My commission expires: 11/7/09