



THIS SPACE RESE

2007-016877

Klamath County, Oregon



09/26/2007 03:23:47 PM

Fee: \$21.00

MT79875-KR

After recording return to:

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97601

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

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97601

Escrow No. MT79875-KR

Title No. 0079875

SWD

STATUTORY WARRANTY DEED

Modoc Point Properties, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Clinton Donovan and Kathleen Donovan, 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 29, MODOC POINT, 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 **\$23,162.50**.

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 26th day of September, 2007.

Modoc Point Properties, LLC, an Oregon Limited Liability Company

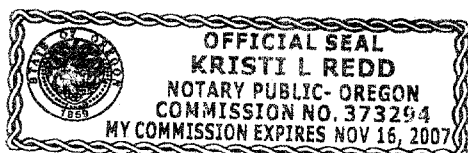
BY: 

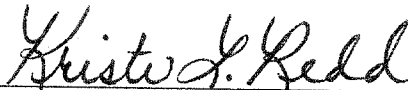
W. Shannon Hamilton, Managing Member

State of Oregon

County of Klamath

This instrument was acknowledged before me on Sept. 26, 2007 by W. Shannon Hamilton as Managing Member for Modoc Point Properties, LLC, An Oregon Limited Liability Company.




(Notary Public for Oregon)

My commission expires 11/16/2007

2/HMT