



After recording return to:  
Randy Clark and Vera Clark  
7506 Steens  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Randy Clark and Vera Clark  
7506 Steens  
Klamath Falls, OR 97603

File No.: 7021-1099110 (ALF)  
Date: September 19, 2007

2007-017021

Klamath County, Oregon



09/28/2007 11:41:14 AM

Fee: \$26.00

THIS SPACE

### STATUTORY WARRANTY DEED

**Elizabeth G. Kapiloff**, Grantor, conveys and warrants to **Randy Clark and Vera Clark, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 15 IN BLOCK 2 OF TRACT 1002, LAWANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2007-2008** 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 **\$345,000.00**. (Here comply with requirements of ORS 93.030)

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<sup>st</sup> day of Sept., 2007.


  
Elizabeth G Kapiloff

STATE OF NM )  
County of Bernalillo )ss.

This instrument was acknowledged before me on this 21<sup>st</sup> day of Sept., 2007 by **Elizabeth G Kapiloff**.



OFFICIAL SEAL  
KIM GARCIA  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10/31/08

  
Notary Public for Bernalillo Co. NM  
My commission expires: 10/31/08