



MT80583-KR

After recording return to:

Michael L. Horton

PO Box 530

Bonanza, OR 97623

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

Michael L. Horton

PO Box 530

Bonanza, OR 97623

Escrow No. MT80583-KR

Title No. 0080583

SWD

THIS SPACE RESE

2007-017305

Klamath County, Oregon



10/04/2007 11:07:54 AM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Leland E. Coe and Nora L. Coe, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Michael L. Horton**, 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:

The SW1/4 of the NE1/4; the NW1/4 of the SE1/4; the SW1/4 of the SE1/4; the E1/2 of the SW1/4 and the E1/2 of the NW1/4 of Section 13, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion within roads and canals.

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 **\$338,000.00**.

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 1st day of October, 2007.

Leland E. Coe

Nora L. Coe

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct. 1, 2007 by Leland E. Coe and Nora L. Coe.



(Notary Public for Oregon)

My commission expires 11/16/2007

21 AMT