



After recording return to:
Robert C. Guthrie and Dana M.
Guthrie
3807 Barry Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Robert C. Guthrie and Dana M. Guthrie
3807 Barry Avenue
Klamath Falls, OR 97603

File No.: 7021-1111340 (DMC)
Date: October 02, 2007

2007-017417
Klamath County, Oregon



10/05/2007 03:40:12 PM

Fee: \$26.00

THIS SF

STATUTORY WARRANTY DEED

Duane L. Fitzsimmons and Della J. Fitzsimmons, as tenants by the entirety, Grantor, conveys and warrants to **Robert C. Guthrie and Dana M. Guthrie as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE WEST 81.8 FEET OF LOT 14 OF DEBIRK HOMES, 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 **\$172,750.00**. (Here comply with requirements of ORS 93.030)


APN: R546939

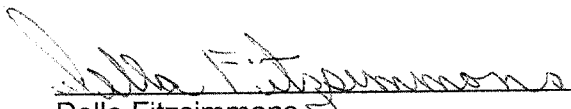
Statutory Warranty Deed
- continued

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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 4 day of Oct, 2007.


Duane Fitzsimmons


Della Fitzsimmons

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 4 day of Oct, 2007
by **Duane Fitzsimmons and Della Fitzsimmons.**



~~Dorri Grant~~

Notary Public for Oregon

My commission expires: ~~November 7, 2009~~ 12/3/10

