

2007-018100

Klamath County, Oregon



00033610200700181000020021

10/19/2007 11:51:12 AM

Fee: \$26.00



THIS SPA

After recording return to:
Erin M Lange and Trevor W Lange
1919 Manzanita Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Erin M Lange and Trevor W Lange
1919 Manzanita Street
Klamath Falls, OR 97601

File No.: 7021-1113919 (ALF)
Date: September 27, 2007

STATUTORY WARRANTY DEED

Randy Clark and Vera Clark, Grantor, conveys and warrants to **Erin M Lange and Trevor W Lange as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE RECTANGULAR EASTERLY HALF OF LOTS 16 AND 17 IN BLOCK 35, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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 **\$250,000.00**. (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 18 day of October, 2007.

Randy Clark
Randy Clark

Vera Clark
Vera Clark

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of October, 2007
by **Randy Clark and Vera Clark.**

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12-3-10

