



THIS SPACE RESERVE

2007-018265

Klamath County, Oregon



10/23/2007 11:24:30 AM

Fee: \$21.00

MT080846-KR

After recording return to:

Michael S. Badorek

4247 Mels Place

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Michael S. Badorek

4247 Mels Place

Klamath Falls, OR 97603

Escrow No. MT80846-KR

Title No. 0080846

SWD

STATUTORY WARRANTY DEED

Mel Stewart Homes, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Michael S. Badorek and Julie L. Badorek, 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 3, TRACT 1452, 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:

The true and actual consideration for this conveyance is **\$373,300.00**.

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 22nd day of October, 2007.

Mel Stewart Homes, Inc., an Oregon Corporation

⊗ BY: Matthew A. Stewart - TREASURER
Matthew A. Stewart, Treasurer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 22, 2007 by Matthew A. Stewart, as Treasurer for Mel Stewart Homes, Inc., an Oregon Corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21 AMT