



After recording return to:
Kimberley M. Lugas
1238 East Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Kimberley M. Lugas
1238 East Street
Klamath Falls, OR 97601

File No.: 7021-1119171 (DMC)
Date: October 12, 2007

2007-018270

Klamath County, Oregon



00033812200700182700020028

10/23/2007 11:32:12 AM

Fee: \$26.00

THIS SPA

STATUTORY WARRANTY DEED

Rommney Allensworth, Grantor, conveys and warrants to **Kimberley M. Lugas**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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 **\$122,000.00**. (Here comply with requirements of ORS 93.030)

Beginning at the Northeast corner of Lot 1 in Block 59 in Nichols Addition to the City of Klamath Falls, Oregon; thence South along West line of East Street, 40 feet; thence West and parallel with South line of said Lot 1, 84.5 feet; thence North and parallel with East Street 40 feet to the North line of said Lot 1; thence East along said North line of said Lot 1 to the place of beginning, a distance of 84.5 feet, being a rectangular tract in the Northeast corner of said Lot 1 in Block 59, Nichols Addition having a frontage of 40 feet on East Street, according to the supplemental plat of said addition on file in the office of the County Clerk of Klamath County, Oregon; LESS that portion deeded to Arlet C. Edsall on March 15, 1994 deed filed in Deed Volume 163 page 231, and described as: Beginning on the Westerly line of East Street in Klamath Falls, Oregon at a point thereof distant 37 feet Southerly from the Northeasterly corner of Block 59 of Nichols Addition to the City of Klamath Falls, Oregon; thence Westerly at right angles to East Street 84.5 feet thence Southerly parallel with East Street a distance of 3 feet; thence Easterly parallel with the Southerly line of said Lot 1, 84.5 feet to East Street; thence Northerly along the Westerly line of East Street, 3 feet to the point of beginning.

APN: R369899

Statutory Warranty Deed
- continued

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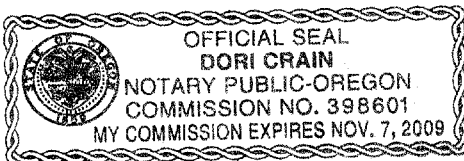
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 19 day of October, 2007.

Rommney Allensworth
Rommney Allensworth

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 19 day of October, 2007
by **Rommney Allensworth**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009