

THIS SPACE RES

2007-018353

Klamath County, Oregon



10/24/2007 03:07:26 PM

Fee: \$21.00

MT80742-MS

After recording return to:

Jody D. Ayers

35720 Modoc Point Road

Chiloquin, OR 97624

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

Jody D. Ayers

35720 Modoc Point Road

Chiloquin, OR 97624

Escrow No. MT80742-MS

Title No. 0080742

SWD

STATUTORY WARRANTY DEED

Jody A. Ayers, Grantor(s) hereby convey and warrant to Jody D. Ayers and Leanne M. Ayers, 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:

The Southerly 150 feet of Government Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying West of State Highway 427.

EXCEPT the Easterly 450 feet thereof, and in addition thereto a perpetual easement 15 feet North of said property extending from Highway 427 to the lakeshore for access.

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 \$0.00.

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 19th day of Oct, 2007

Jody D. Ayers (signature)

State of OREGON
County of Klamath

This instrument was acknowledged before me on 10/19, 2007 by Jody D. Ayers.



(Notary Public) (signature)

My commission expires 12/20/10

21 AMT