



00034035200700184460010016

10/26/2007 11:41:47 AM

Fee: \$21.00



MTC80805

After recording return to:

DAVID PENKAVA

5242 Debrot Way

Central Point, OR 97502

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

DAVID PENKAVA

5242 Debrot Way

Central Point, OR 97502

Escrow No. AP0783863

Title No. 0080805

SWD

## STATUTORY WARRANTY DEED

GUY A. WATROUS and WENDY K. SMITH and SCOTT B. WATROUS, Grantor(s) hereby convey and warrant to DAVID PENKAVA, 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 S1/2 S1/2 W1/2 NW1/4 of Section 17, Township 36 South, Range 13 East of the Willamette Meridian, 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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$4,000.00.

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 16<sup>th</sup> day of OCTOBER, 2007.

Guy A Watrous  
GUY A. WATROUS

Wendy K Smith  
WENDY K. SMITH

Scott B Watrous  
SCOTT B. WATROUS

State of Washington  
County of \_\_\_\_\_

This instrument was acknowledged before me on OCTOBER 19, 2007 by GUY A. WATROUS.

Judith A. Sullivan  
(Notary Public for Washington)  
OAKLAND CO., MI  
My commission expires 08/03/2012

State of Oregon  
County of Lane

This instrument was acknowledged before me on October 16, 2007 by SCOTT B. WATROUS.

Paul R. R...  
(Notary Public for Oregon)

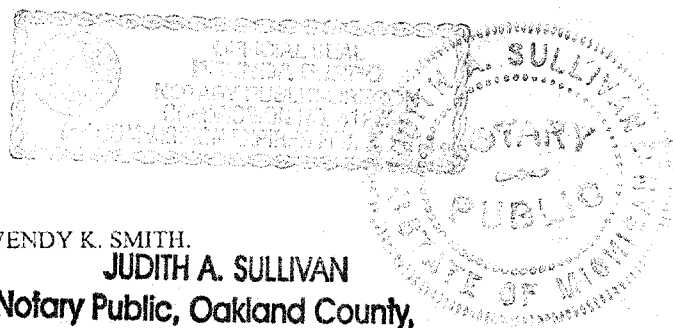
My commission expires February 3, 2011

State of MICHIGAN  
County of OAKLAND

This instrument was acknowledged before me on Oct 19, 2007 by WENDY K. SMITH.

Judith A. Sullivan  
(Notary Public for OAKLAND)

JUDITH A. SULLIVAN  
Notary Public, Oakland County,  
My Commission Expires 08/03/20



21 AMT