



10/29/2007 11:47:42 AM

Fee: \$21.00

MTC1396-9124

After recording return to:

James L. Holben

711 S. Pacific Hwy.

Talent, OR 97540

Until a change is requested all

tax statements shall be sent to

The following address:

James L. Holben

711 S. Pacific Hwy.

Talent, OR 97540

Escrow No. \_\_\_\_\_

Title No. \_\_\_\_\_

SWD

## STATUTORY WARRANTY DEED

**WILLIAM D. ROWDEN**, Grantor(s) hereby convey and warrant to **JAMES L. HOLBEN**, 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:

Beginning at a point 657 feet North of the South-East corner of Lot 30, Section 14, Township 36 South of Range 12 East of Willamette Meridian, Klamath County, Oregon, and running thence North 470 feet, thence West 470 feet; thence South 470 feet; thence East 470 feet to the place of beginning, and being a portion of Lot 27 in said Section 14.

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 \$ TO CLEAR TITLE.

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.

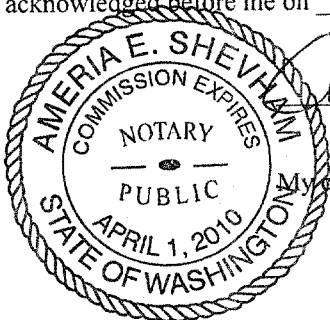
Dated this 31<sup>st</sup> day of August, 2007

William D. Rowden  
WILLIAM D. ROWDEN

State of Washington  
County of Spocon

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This instrument was acknowledged before me on 8/31/07, 2007 by WILLIAM D. ROWDEN.



(Notary Public for Oregon)

My commission expires 4/1/10

21 AMT