



MTC 80861-DS

After recording return to:  
JENNIE E. GIFFORD  
5140 Walton Dr.  
Klamath Falls, OR 97603

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

JENNIE E. GIFFORD  
5140 Walton Dr.  
Klamath Falls, OR 97603

Escrow No. MT80861-DS  
Title No. 0080861

SWD



10/31/2007 11:18:46 AM

Fee: \$31.00

### STATUTORY WARRANTY DEED

PHYLLIS E. SAGERS and ROCKY EUGENE SAGERS and THOMAS EDWARD SAGERS and LINDA ELLEN GELHARDT, with the rights of survivorship, Grantor(s) hereby convey and warrant to JENNIE E. GIFFORD and JOYCE E. FRASIER, not as tenants in common, but with right of survivorship, 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:

A parcel of land situated in Lot 13, Block 2, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, more particularly described as follows:

Beginning at the Northeast corner of Lot 13, Block 2, THIRD ADDITION TO ALTAMONT ACRES; thence South 0° 11' East 100.16 feet; thence South 89° 13' West 99.85 feet; thence North 0° 12' West 100.16 feet; thence South 89° 13' East 99.85 feet to the point of beginning, with bearings based on Minor Partition No. 21-83 as filed in the Klamath County Engineer's Office.

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 **\$87,500.00**.

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.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

31 AMT

Dated this 30th day of OCT, 2007.

Phyllis E. Sagers  
PHYLLIS E. SAGERS

ROCKY EUGENE SAGERS

Thomas Edward Sagers  
THOMAS EDWARD SAGERS

Linda Ellen Gelhardt  
LINDA ELLEN GELHARDT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10-30-, 2007 by PHYLLIS E. SAGERS and LINDA ELLEN GELHARDT.



Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2007, by Rockey Eugene Sagers.

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

State of Oregon  
County of Polk

This instrument was acknowledged before me on OCT. 25, 2007, by Thomas Edward Sagers.

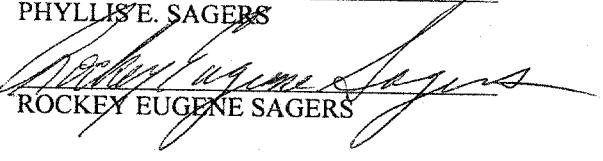


Susan Paulus  
(Notary Public for Oregon)

My commission expires April 14, 2010

Dated this 29 day of October, 2007.

PHYLLIS E. SAGERS

  
ROCKY EUGENE SAGERS

THOMAS EDWARD SAGERS

LINDA ELLEN GELHARDT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2007 by PHYLLIS E. SAGERS and LINDA ELLEN GELHARDT.

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on October 29, 2007, by Rockey Eugene Sagers.

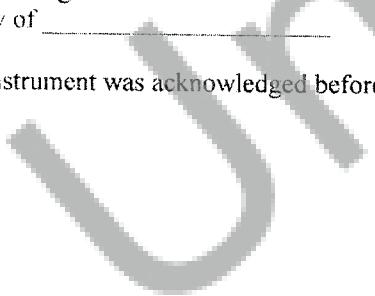


  
(Notary Public for Oregon)

My commission expires July 2, 2010

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2007, by Thomas Edward Sagers.

  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_