



THIS SPACE RESER

2007-019340
Klamath County, Oregon



11/13/2007 03:33:21 PM

Fee: \$21.00

MT81045-TM

After recording return to:

Justin J. Reece

403 Pacific Terrace

Klamath Falls, OR 97601

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

Justin J. Reece

403 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT81045-TM

Title No. 0081045

SWD

STATUTORY WARRANTY DEED

William Lux and Marilyn J. Lux, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Justin J. Reece**, 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:

Lot 6 in Block 44 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of 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:

The true and actual consideration for this conveyance is **\$243,600.00**.

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 9 day of NOV, 2007

William Lux

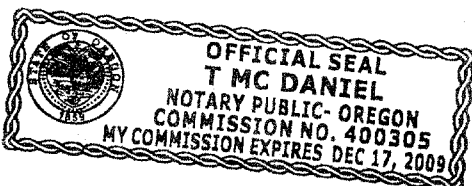
Marilyn J. Lux

State of Oregon
County of Klamath

This instrument was acknowledged before me on NOV 9, 2007 by William Lux and Marilyn J. Lux.

(Notary Public for Oregon)

My commission expires 12/17/09



21AMT