

MTC 80988

2007-019578

Klamath County, Oregon



00035368200700195780010019

11/16/2007 03:27:36 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

ROXANA M. REGENSBURGER, Grantor,

conveys and warrants to

STEVE H. OLBERG and SHEILA ~~CHRISTIANSEN~~ ^{CHRISTENSEN} as tenants in common, each as to a one half interest, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

E1/2 SE1/4 SW1/4 SW1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No(s): 149084 M59386

Map/Tax Lot No(s): 2408-025C0-04200-000 M-149410

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$140,000.00 .

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, 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 14 day of November, 2007.

ROXANA M. REGENSBURGER

STATE OF PENNSYLVANIA, COUNTY OF Bucks) SS.

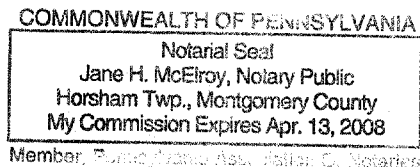
This instrument was acknowledged before me on November 14, 2007 by ROXANA M. REGENSBURGER.

(Notary Public)
My commission expires 4/13/2008

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
STEVE H. OLBERG AND SHEILA CHRISTIANSEN
17130 SW SEIFFERT ROAD
SHERWOOD, OR 97140

TITLE NO. 80988
ESCROW NO. 14-0041107



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