

2007-019733

Klamath County, Oregon



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11/20/2007 03:13:08 PM

Fee: \$26.00



After recording return to:
Neil and Jenifer Larkins
P.O. Box 12
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Neil and Jenifer Larkins
P.O. Box 12
Keno, OR 97627

File No.: 7021-1128878 (DMC)
Date: November 13, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Wanda McCullough, Grantor, conveys and warrants to **Neil Larkins and Jenifer Larkins as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 8, Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

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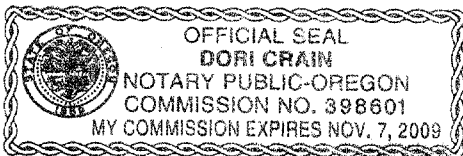
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 15 day of November, 2007.

Wanda McCullough
Wanda McCullough

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of November, 2007
by **Wanda McCullough**.



[Signature]
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009