

THIS SPACE RESE

2007-019743

Klamath County, Oregon



00035567200700197430010018

11/20/2007 03:33:07 PM

Fee: \$21.00



MTC80996-SH

After recording return to:

Kara Caldwell

517 Eldorado Avenue

Klamath Falls, OR 97601

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

Kara Caldwell

517 Eldorado Avenue

Klamath Falls, OR 97601

Escrow No. MT80996-SH

Title No. 0080996

SWD

STATUTORY WARRANTY DEED

Alan E. Caldwell and Faye M. Caldwell, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kara Caldwell and Kristi Caldwell 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:

Lot 15 in Block 40 of HOT SPRINGS, 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 **\$206,000.00**.

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 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 19 day of NOVEMBER, 2007.

Alan E. Caldwell
Alan E. Caldwell

Faye M. Caldwell
Faye M. Caldwell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov 19, 2007 by Alan E. Caldwell and Faye M. Caldwell.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



21 AMT