



THIS SPACE RES

2007-019926

Klamath County, Oregon



11/26/2007 03:37:07 PM

Fee: \$21.00

MT80910-KR

After recording return to:

Sherry G. Layman

11317 SE Brookside Drive

Portland, OR 97266

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

Sherry G. Layman

11317 SE Brookside Drive

Portland, OR 97266

Escrow No. MT80910-KR

Title No. 0080910

SWD

### STATUTORY WARRANTY DEED

**Kenneth J. Bastian and Ellen K. Bastian, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Sherry G. Layman and Lark L. Shipman 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 13, Block 2, PINE RIDGE ESTATES – UNIT 1, 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 **\$65,000.00**.

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 20<sup>th</sup> day of November, 2007.

Kenneth J. Bastian  
Kenneth J. Bastian

Ellen K. Bastian  
Ellen K. Bastian

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov. 20, 2007 by Kenneth J. Bastian and Ellen K. Bastian.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

21 AMT