

2007-020168

Klamath County, Oregon

After Recording Return to:

VESTER L. SEXTON and PHYLLIS D. SEXTON

*1128 Phoenix Pl
Klamath Falls, Or. 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

VESTER L. SEXTON and PHYLLIS D. SEXTON

Same as above



00036077200700201680010016

11/30/2007 03:11:58 PM

Fee: \$21.00

WARRANTY DEED

(INDIVIDUAL)

ATE:65336MS

VAN W. BEST AND GWEN BEST, TRUSTEES OF THE BEST FAMILY TRUST U.A.D APRIL 11, 1994, herein called grantor, convey(s) to VESTER L. SEXTON and PHYLLIS D. SEXTON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 38, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028CB TL 02300 KEY #305057

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$130,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated November 26, 2007.

BEST FAMILY TRUST U.A.D. APRIL 11 1994

Van W. Best
BY: VAN W. BEST, TRUSTEE

Gwen Best
BY: GWEN BEST, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On *November 26th*, 2007, personally appeared the above named Van W. Best and Gwen Best as Trustee of the BEST FAMILY TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

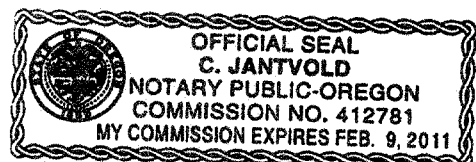
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065336

Before me: *C. Jantvold*
Notary Public for Oregon
My commission expires: *02/09/11*

Official Seal



421-A