



THIS SPACE RES

2007-020446
Klamath County, Oregon



12/05/2007 03:20:07 PM

Fee: \$21.00

MT81198-SH

After recording return to:

Erik F. Pedersen

5631 Valley View Lane

Klamath Falls, OR 97601

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

Erik F. Pedersen

5631 Valley View Lane

Klamath Falls, OR 97601

Escrow No. MT81198-SH

Title No. 0081198

SWD

STATUTORY WARRANTY DEED

Michael J. Keith and Charla Val Keith, as tenants by the entirety, Grantor(s) hereby convey and warrant to Erik F. Pedersen and Wendy N. Pedersen, as tenants by the entirety, 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 2 in Block 7 of TRACT NO. 1016, GREEN ACRES, 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 **\$290,000.00**.

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 3 day of Dec, 2007

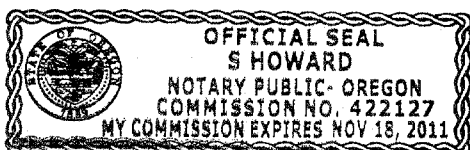
Michael J. Keith

Charla Val Keith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Dec 3, 2007 by Michael J. Keith and Charla Val Keith.



(Notary Public for Oregon)

My commission expires Nov 18, 2011

21 HMT