



THIS SPACE RJ

2007-020967

Klamath County, Oregon



12/14/2007 03:43:36 PM

Fee: \$21.00

MT81207-KR

After recording return to:

Dayna D. Fanning

1462 Homedale Road

Klamath Falls, OR 97603

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

Dayna D. Fanning

1462 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT81207-KR

Title No. 0081207

SWD

### STATUTORY WARRANTY DEED

**Westbrook Homes NW Inc., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Dayna D. Fanning**, 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:

Parcel 3 of Land Partition 63-05, said Land Partition being a portion of Lot 63 of "FAIR ACRES SUBDIVISION NO. 1" situated in the SE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and utilities over, under and across the South 30 feet of Parcels 1 and 2 of said Land Partition 63-05 as delineated on the face of said Land Partition.

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 **\$S245,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

Dated this 11<sup>th</sup> day of December, 2007.

Westbrook Homes NW Inc., an Oregon Corporation

BY: Richard A. Lowell  
Richard A. Lowell, President

State of Oregon Klamath  
County of Klamath

This instrument was acknowledged before me on Dec. 11, 2007 by Richard A. Lowell, as President for Westbrook Homes NW, Inc., an Oregon Corporation.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



21 AMT