



THIS SPACE RE

2007-021052

Klamath County, Oregon



12/17/2007 03:52:36 PM

Fee: \$21.00

MT81183-MS

After recording return to:

Mona J. Treadway

2050 Melrose Street

Klamath Falls, OR 97601

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

Mona J. Treadway

2050 Melrose Street

Klamath Falls, OR 97601

Escrow No. MT81183-MS

Title No. 0081183

SWD

### STATUTORY WARRANTY DEED

Stephen Hilbert and Debbie Hilbert, as tenants by the entirety, Grantor(s) hereby convey and warrant to Mona J. Treadway and Glenn A. White, 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:

All that portion of Lots 1 and 2, Block 44, NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as:

Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of 10<sup>th</sup> Street 100 feet; thence Southwesterly at right angles 44.1 feet; thence Southeasterly 101.5 feet, more or less, to the Northerly line of High Street at a point 40 feet Westerly from the point of beginning; thence Easterly 40 feet to the point of beginning.

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 \$240,000.00.

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 17<sup>th</sup> day of Dec, 2007

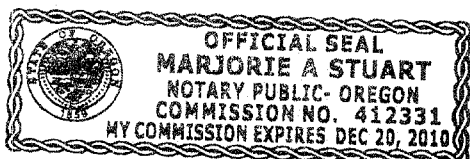
Stephen Hilbert

Debbie Hilbert

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 12/12, 2007 by Stephen Hilbert and Debbie Hilbert.



(Notary Public for Oregon)

My commission expires

12/20/10

21AMT