



After recording return to:
Darron J. Fletcher and Paula Fletcher
3706 Pine Tree Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Darron J. Fletcher and Paula Fletcher
3706 Pine Tree Drive
Klamath Falls, OR 97603

File No.: 7021-1146486 (DMC)
Date: December 13, 2007

THIS SPACE

2007-021169

Klamath County, Oregon



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12/19/2007 02:54:28 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Arnold Migliaccio, Jr., Grantor, conveys and warrants to **Darron J. Fletcher and Paula Fletcher as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 2 of Pine Grove Ponderosa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

F26-

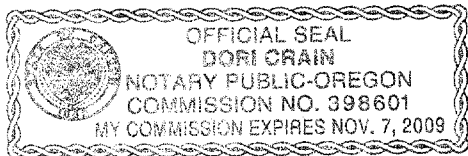
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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.

Dated this 14 day of December, 2007.

Arnold Migliaccio
Arnold Migliaccio

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of December, 2007
by **Arnold Migliaccio, Jr.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009