

THIS SPACE RESER

2007-021330

Klamath County, Oregon



*MT81044-LW*

After recording return to:

CAROL A. HERRING

946 LAKE RIDGE CT

KLAMATH FALLS, AK 97601



00037437200700213300010014

12/21/2007 03:42:08 PM

Fee: \$21.00

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

CAROL A. HERRING

946 LAKE RIDGE CT

KLAMATH FALLS, AK 97601

Escrow No. MT81044-LW

Title No. 0081044

SWID

## STATUTORY WARRANTY DEED

DEBORAH J. MENDOZA and DAVID K. HARD, with the rights of survivorship, Grantor(s) hereby convey and warrant to CAROL A. HERRING and JIM R. HERRING, 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 1 of LAKE RIDGE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an appurtenant 30 feet access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Volume M93, page 29109, Microfilm Records 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 \$417,000.00.

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 19<sup>th</sup> day of December, 2007

*Deborah J. Mendoza*  
DEBORAH J. MENDOZA  
*David K. Hard*  
DAVID K. HARD



State of Oregon

County of ~~KLAMATH~~ *T Jackson*

This instrument was acknowledged before me on 12-19, 2007 by DEBORAH J. MENDOZA and DAVID K. HARD.

*J. L. Hofmann*  
(Notary Public for Oregon)

21 AMT