

THIS SPAC

2007-021520

Klamath County, Oregon



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12/27/2007 03:25:19 PM

Fee: \$21.00



Part Of The JELD-WEN Family

NTC 80803-DS

After recording return to:

JAMES K. FOTI

1230 Mokapu Blvd.

Kailua, HI 96734

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

JAMES K. FOTI

1230 Mokapu Blvd.

Kailua, HI 96734

Escrow No. MT80803-DS

Title No. 0080803

SWD

### STATUTORY WARRANTY DEED

**RICHARD TAKASATO LEWIS and MARY JANE LEWIS, as tenants by the entirety, Grantor(s)** hereby convey and warrant to **JAMES K. FOTI and JUNE BEAUMONT not as tenants in common, but with right of survivorship**, 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:

Lots 4, 5, 6 and 7 in OUSE KILA HOME SITES, 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 **\$300,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 to 336. 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 ORS 195.300 to 336.

Dated this 26<sup>th</sup> day of Dec, 2007.

Richard Takasato Lewis  
RICHARD TAKASATO LEWIS

Mary Jane Lewis  
MARY JANE LEWIS

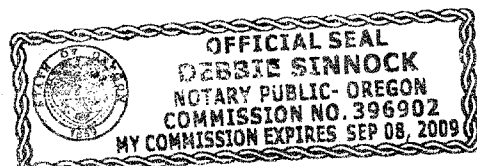
STATE OF ~~CALIFORNIA~~ OR

COUNTY OF Klamath ss.

On 12-26- 2007 before me, Debbie Sinnock personally appeared RICHARD TAKASATO LEWIS and MARY JANE LEWIS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Debbie Sinnock



21 ANT