

MT81318-TM

THIS SPACE RE:

2008-000105
Klamath County, Oregon



01/03/2008 11:23:51 AM

Fee: \$21.00

After recording return to:
Virginia B. Landon
860 Rosemont Court
Klamath Falls, OR 97603

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

Virginia B. Landon
860 Rosemont Court
Klamath Falls, OR 97603

Escrow No. MT81318-TM
Title No. 0081318
SWD

STATUTORY WARRANTY DEED

Charles N. Ford and Christina L. Ford, as tenants by the entirety, Grantor(s) hereby convey and warrant to Virginia B. Landon, 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 22 of Tract 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1, 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 \$297,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 28 day of December 2007

Charles N. Ford
Charles N. Ford

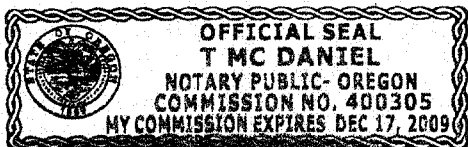
Christina L. Ford
Christina L. Ford

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec 28, 2007 by Charles N. Ford and Christina L. Ford.

T. Mc Daniel
(Notary Public for Oregon)

My commission expires 12/17/09



2/1/08