



THIS SPACE I

2008-000641
Klamath County, Oregon



01/15/2008 11:10:35 AM

Fee: \$21.00

After recording return to:

Leon J. Sciurba III

5510 Cottage Avenue

Klamath Falls, OR 97603

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

Leon J. Sciurba III

5510 Cottage Avenue

Klamath Falls, OR 97603

Escrow No. MT81404-KR

Title No. 0081404

SWD

STATUTORY WARRANTY DEED

E. E. Wagner and Helga Wagner Trustees or their successors under the Wagner Living Trust dated May 7, 2004 and any amendments thereto, Grantor(s) hereby convey and warrant to **Leon J. Sciurba III and Heather Sciurba**, 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:

Tract 62, PLEASANT HOME TRACTS NO. 2, 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 **\$179,500.00**.

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.

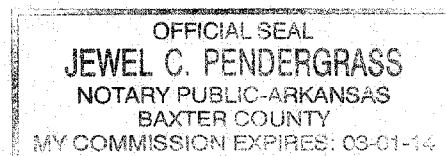
Dated this 5 day of JANUARY 08.

Wagner Living Trust dated May 7, 2004

BY: [Signature]
E.E. Wagner, Trustee

BY: Helga Wagner
Helga Wagner, Trustee

State of Arkansas
County of Baxter



This instrument was acknowledged before me on January 5, 2008 by E. E. Wagner and Helga Wagner, as Trustees of the Wagner Living Trust dated May 7, 2004 and any amendments thereto.

[Signature]
(Notary Public)

My commission expires 03.01.14

21/11/11