



After recording return to:
Ryan K Kaber and Angelique D Kaber
1500 Crescent Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Ryan K Kaber and Angelique D Kaber
1500 Crescent Avenue
Klamath Falls, OR 97601

File No.: 7021-1168867 (ALF)
Date: January 24, 2008

THIS SPACE

2008-002339

Klamath County, Oregon



02/25/2008 03:09:06 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Martha E. Mudgett, Grantor, conveys and warrants to **Ryan K Kaber and Angelique D Kaber, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of Lot Six (6) of Block Thirty-Two (32) of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Lot Six (6), thence Northerly and parallel with Crescent Avenue Fifty (50) feet to the Northeast corner of said Lot Six (6), thence Westerly along the Northerly boundary of said Lot Six (6) One Hundred Eighteen (118) feet to a point; thence Southerly and parallel with Crescent Avenue Fifty feet to a point in the South line of said Lot Six (6); thence East along the Southerly boundary of said Lot Six (6) One Hundred Eighteen (118) feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

F26

DM

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, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of Feb, 2008

Martha E. Mudgett
Martha E. Mudgett

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25 day of Feb, 2008
by **Martha E. Mudgett.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

