

THIS SPACE I

2008-002609
Klamath County, Oregon



02/29/2008 03:27:26 PM

Fee: \$21.00

After recording return to:

Jeanine Fowler

5428 Summerfield Way

Klamath Falls, OR 97603

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

Jeanine Fowler

5428 Summerfield Way

Klamath Falls, OR 97603

Escrow No. MT81739-MS

Title No. 0081739

SWD

STATUTORY WARRANTY DEED

Tiffany Lindner, who acquired title as Tiffany L. Schoonover, Grantor(s) hereby convey and warrant to **Jeanine Fowler**, 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 4, TRACT 1456-SUMMERFIELD RESIDENTIAL COMMUNITY, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH a 1998 Redmond/Champion Manufactured Home, Serial # 1481A&B, ID# 316030

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 **\$86,000.00**.

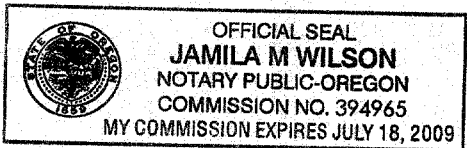
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 26 day of February, 2008

Tiffany Lindner

State of Oregon COOS
County of

This instrument was acknowledged before me on February 26, 2008 by Tiffany Lindner.



(Notary Public for Oregon)

My commission expires July 18, 2009

21 AMT