



After recording return to:  
Bryon H. Rose  
P.O. Box 7699  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Bryon H. Rose  
P.O. Box 7699  
Klamath Falls, OR 97601

File No.: 7021-1181733 (DMC)  
Date: February 25, 2008

2008-002665

Klamath County, Oregon



03/03/2008 02:52:24 PM

Fee: \$26.00

THIS SPACE

### STATUTORY WARRANTY DEED

**James A. Skellenger and Charmaine A. Skellenger, as tenants by the entirety**, Grantor, conveys and warrants to **Bryon H. Rose**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 7, BLOCK 13, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH AND STATE OF OREGON.**

**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 **\$109,900.00**. (Here comply with requirements of ORS 93.030)

FW

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 28 day of February, 2008.

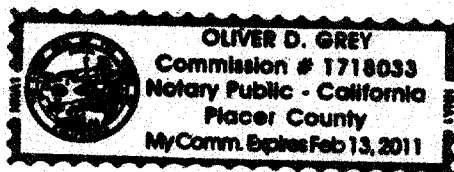
James A. Skellenger  
James A. Skellenger

Charmaine A. Skellenger  
Charmaine A. Skellenger

STATE OF California )  
County of Placer )ss.  
)

This instrument was acknowledged before me on this 28<sup>th</sup> day of Feb., 2008  
by **James A. Skellenger and Charmaine A. Skellenger.**

Oliver D. Grey  
Notary Public for Placer Co  
My commission expires: Feb. 13, 11



10-61-4/5