

UTC 82948-MS



THIS SPACE R

2008-010977

Klamath County, Oregon



08/01/2008 03:28:28 PM

Fee: \$21.00

After recording return to:

Brett L. Hoover, Sr.

632 N. 2nd Street

Klamath Falls, OR 97601

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

Brett L. Hoover, Sr.

632 N. 2nd Street

Klamath Falls, OR 97601

Escrow No. MT82948-MS

Title No. 0082948

SWD

STATUTORY WARRANTY DEED

William Eric Majors and Priscilla Anne Majors, as tenants by the entirety, Grantor(s) hereby convey and warrant to Brett L. Hoover, Sr. and Beckie J. Hoover, 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:

The Northwesterly 55 feet of Lot 1, Block 39, FIRST ADDITION to the City of Klamath Falls, 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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$125,000.00**.

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.

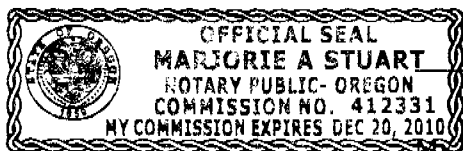
Dated this 31st day of July, 2008

William Eric Majors
William Eric Majors

Priscilla Anne Majors
Priscilla Anne Majors

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/31, 2008 by William Eric Majors and Priscilla Anne Majors.



(Notary Public for Oregon)

My commission expires 12/20/10

21amt