

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



ME-1396-7065

Debbie Kauffman

M05-66498

Klamath County, Oregon

10/13/2005 03:02:33 PM

Pages 1 Fee: \$21.00

Grantor's Name and Address

Brian Kier  
4033 NW Sarah Maria Ct  
Albany, OR 97321

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Brian Kier  
4033 NW Sarah Maria Ct.  
Albany, OR 97321

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same As Above

SF

RE

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Debbie Kauffman

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Brian P. Kier

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**The South 1/2 of the North 1/2 of Lot 6 in Block 12, also known as Lot 6-B, Block 12, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3313-03400-04900-000

Key No: 183571

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,700.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 10th, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Debbie Kauffman

STATE OF OREGON, County of Linn ss.

This instrument was acknowledged before me on Oct. 10, 2005

by Debbie Kauffman

This instrument was acknowledged before me on

by

as

of



Kristi Stutzman

Notary Public for Oregon

My commission expires 11-11-06

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