

M05-67462

Klamath County, Oregon

10/26/2005 08:23:19 AM

Pages 1 Fee: \$21.00

After Recording Return to:

CLIFFORD EDWARD FOX and PEGGY FOX

*6121 Kimberly Ct
Klamath Falls, OR 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

CLIFFORD EDWARD FOX and PEGGY FOX

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62386 ms

RUBY E. AMACKER, herein called grantor, convey(s) to **CLIFFORD EDWARD FOX and PEGGY FOX**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, Block 1, CASA MANANA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-002AA TL 00500 KEY #511538

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$180,000.00**.
(here comply with the requirements of ORS 93.930)

CA
PA
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.

Dated **October 21, 2005**.

Ruby E. Amacker

RUBY E. AMACKER

STATE OF OREGON, County of **Klamath**) ss.

On *October 21*, 2005 personally appeared the above named **RUBY E. AMACKER** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062386

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: *3/10/09*

Official Seal

