

M06-08187

Klamath County, Oregon

04/26/2006 11:50:01 AM

Pages 1 Fee: \$21.00

After Recording Return to:

JIM LANKES

6351 SYLVAN DRIVE

SIMI VALLEY, CA. 93063

Until a change is requested all tax statements

Shall be sent to the following address:

JIM LANKES

6351 SYLVAN DRIVE

SIMI VALLEY, CA. 93063

ASPEN: 63263 SH

WARRANTY DEED

(INDIVIDUAL)

***LANKES**

DOMENIC BASILE, herein called grantor, convey(s) to JAMES B. * herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 75, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3610-001D0 TL 01000 KEY# 326392

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 \$10,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated APRIL 25, 2006.


DOMENIC BASILE

STATE OF FLORIDA, County of PB ss.

On APRIL 25, 2006 personally appeared the above named DOMENIC BASILE and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063263

Before me: Domenic Basile
Notary Public for Florida
My commission expires: Feb 10, 2008
Official Seal Lulee A. LoComte

