

M06-09689

Klamath County, Oregon

05/12/2006 03:17:14 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RICHARD L. WAGNER and KRYSTAL K. WAGNER

202 PAYNE ALLEY

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD L. WAGNER and KRYSTAL K. WAGNER

Same as Above

ASPEN: 63006 MS

WARRANTY DEED

(INDIVIDUAL)

NATALIE L. HANCE, herein called grantor, convey(s) to RICHARD L. WAGNER and KRYSTAL K. WAGNER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northerly 1/2 of Lot 1, and the Northerly 1/2 of Lot 2, EXCEPTING the Westerly 20 feet thereof; Lot 5, EXCEPTING that portion deeded to the State of Oregon in Deed Book 283 at Page 11; All of Lot 6, and all being in Block 1, PLAT OF LINKVILLE, now City of Klamath Falls, Klamath County, Oregon.

CODE 001 MAP 3809-032BD TL 11800 KEY# 475202

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 \$142,500.00.
(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 May 9, 2006.


NATALIE L. HANCE


STATE OF OREGON, County of Klamath) ss.

On 9 day of May, 2006 personally appeared the above named NATALIE L. HANCE and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063006

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

