

M06-10149

Klamath County, Oregon

05/19/2006 02:04:13 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RICHARD D. SPERRY JR

4837 Douglas  
Klamath Falls

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD D. SPERRY JR

Same as above

ASPEN: 63310 MS

**WARRANTY DEED**

(INDIVIDUAL)

JIMMY L. SCOTT, herein called grantor, convey(s) to RICHARD D. SPERRY JR, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 8, STEWART, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-007CB TL 04100 KEY #538332

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 \$72,000.00.  
(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 May 16, 2006.

Jimmy L. Scott  
JIMMY L. SCOTT

STATE OF OREGON, County of Klamath) ss.

On May 17, 2006 personally appeared the above named JIMMY L. SCOTT 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.: 00063310

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal

