

M06-11145

Klamath County, Oregon

06/01/2006 03:18:03 PM

Pages 1 Fee: \$21.00

After Recording Return to:

LOTTIE E. HILDEBRAND and WILLIAM T. SIMINGTON

38039 Kugler Way  
Chiloquian, Or. 97624

Until a change is requested all tax statements

Shall be sent to the following address:

LOTTIE E. HILDEBRAND and WILLIAM T. SIMINGTON

Same as above

ASPEN: 63430 MS

**WARRANTY DEED**  
(INDIVIDUAL)

ERICH KOLODINSKI, herein called grantor, convey(s) to LOTTIE E. HILDEBRAND and WILLIAM T. SIMINGTON, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 1, Tract No. 1053, OREGON SHORES SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-006BD TL 00100 KEY #227267

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 \$79,000.00.  
(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 31, 2006.

ERICH KOLODINSKI

STATE OF OREGON, County of Klamath) ss.

On June 01, 2006 personally appeared the above named ERICH KOLODINSKI and acknowledged the foregoing instrument to be his 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.: 00063430

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

Official Seal

