

M06-11633

Klamath County, Oregon

06/08/2006 10:39:43 AM

Pages 1 Fee: \$21.00

After Recording Return to:

PATRICK BERNARD and WENDY BERNARD

2548 Springfield Dr.

Chiloquin, OR, 97624

Until a change is requested all tax statements

Shall be sent to the following address:

PATRICK BERNARD and WENDY BERNARD

ASDEN: 63446 MS

WARRANTY DEED

(INDIVIDUAL)

SABRINA M. SALATA, herein called grantor, convey(s) to **PATRICK BERNARD and WENDY BERNARD**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 48, Block 28, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017CB TL 08300 KEY# 237283

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 **\$78,000.00**.

(here comply with the requirements of ORS 93.930)

MS
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 **June 5, 2006**.

Sabrina M. Salata

SABRINA M. SALATA

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

On June 07, 2006 personally appeared the above named **SABRINA M. SALATA** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

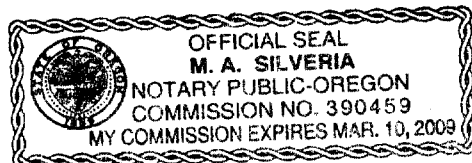


525 Main Street
Klamath Falls, OR 97601
Order No.: 00063446

Before me: *M. A. Silveria*

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

Official Seal



#21A