

M06-12391

Klamath County, Oregon

06/16/2006 02:40:48 PM

Pages 1 Fee: \$21.00

After Recording Return to:

WADE GAUB and LINDA GAUB

8601 Cord Way  
Sacramento, CA 95828

Until a change is requested all tax statements

Shall be sent to the following address:

WADE GAUB and LINDA GAUB

ASPER: 63456 MS

**WARRANTY DEED**

(INDIVIDUAL)

DANA SEYMOUR and STEPHEN R. CAMDEN, herein called grantors, convey(s) to WADE GAUB and LINDA GAUB, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, Block 10, SECOND 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 M AP 3611-010AO TL 05100 KEY #350220

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 \$8,400.00.  
(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 June 9, 2006.

DANA SEYMOUR

Dana Seymour by Stephen R. Camden 06-14-06  
BY:STEPHEN R. CAMDEN  
HIS ATTY. IN FACT

Stephen R. Camden 06-14-06  
STEPHEN R. CAMDEN

STATE OF CALIFORNIA, County of Solano ) ss.

On June 14, 2006, 2006 personally appeared the above named Stephen R. Camden 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.: 00063456

Before me, S. Castellanos  
Notary Public for California  
My commission expires: 12-15-2006

Official Seal

