

M06-12697

Klamath County, Oregon

06/21/2006 10:34:34 AM

Pages 1 Fee: \$21.00

After Recording Return to:

KARY HANCE

P.O. BOX 377

KENO, OR. 97627

Until a change is requested all tax statements

Shall be sent to the following address:

Kary Hance

P.O. BOX 377

KENO, OR. 97627

ASPEU: 63501 SH

WARRANTY DEED

(INDIVIDUAL)

PATRICIA ANN DE WITT, herein called grantor, convey(s) to KARY HANCE and NATALIE HANCE, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 33, Block 7, TOWN OF DOTEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 021 MAP 3908-031CC TL 01100 KEY #501246

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

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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 \$34,350.00.
(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 20, 2006.

Patricia Ann DeWitt
PATRICIA ANN DE WITT

STATE OF OREGON, County of KLAMATH) ss.

On JUNE 20, 2006 personally appeared the above named PATRICIA ANN DE WITT and acknowledged the foregoing instrument to be HER 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.: 00063501

Before me: [Signature]
Notary Public for Oregon
My commission expires: 2.19.2010

Official Seal

