

M06-12789

Klamath County, Oregon

06/22/2006 10:29:02 AM

Pages 2 Fee: \$26.00

After Recording Return To:
Adrienne A. Abdill
PO Box 113
Sprague River, OR 97639
Until A Change is Requested
All Tax Statements Shall
Be Sent To The Following
Address:

Same

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: 06-22-06

Reference Number of Related Documents: M04-59123

O/c Grantor(s):
Name Robert Hansen
Street Address PO Box 336
City/State/Zip Beatty, OR 97621

Grantee(s):
Name Adrienne A. Abdill
Street Address PO Box 113
City/State/Zip Sprague River, OR 97304

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): Lot 23, Block 20 Sprague River Valley Acres

Assessor's Property Tax Parcel/Account Number(s): R-3613-006CO-02300-000

For good consideration, Robert Hansen
of PO Box 336 Beatty, OR 97621, County of Klamath
State of OREGON, hereby bargain, deed and convey to Adrienne A. Abdill
of PO Box 113 Sprague River
County of Klamath, State of OREGON, the following described land in
Klamath County, free and clear with WARRANTY COVENANTS; to wit: Lot 23, Block 20,
Sprague River Valley Acres, According To The Official
Plat Thereof on File in The Office of The Clerk
of Klamath County, Oregon.

Value of. 1,500.00 RJA

26CA

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of M04-59123, dated September 03, 2004.

WITNESS the hands and seal of said Grantor this 22nd day of June, 2006.

Robert Hansen
Grantor

Grantor

State of Oregon)
County of Klamath)

On June 22, 2006, before me, Lindsey Wiersma, personally appeared Hansen, Robert, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lindsey Wiersma

Affiant _____ Known X Unknown _____
ID Produced ODL

(Seal)

