

M06-13219

Klamath County, Oregon

06/28/2006 03:34:58 PM

Pages 2 Fee: \$26.00

After Recording Return to:

SHERWOOD RODGERS and KAREN LEA WILSON

13350 Mann Road
Klamath Falls, Or 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SHERWOOD RODGERS and KAREN LEA WILSON

ASPEN: 63560 ms
WARRANTY DEED
(INDIVIDUAL)

HEATHER KNOEFLER, herein called grantor, convey(s) to SHERWOOD RODGERS and KAREN LEA WILSON, 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:

See Exhibit A attached hereto and made a part hereof.

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 \$290,000.00.
(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 June 22, 2006.

HEATHER KNOEFLER


STATE OF OREGON, County of Klamath) ss.

On June 26, 2006 personally appeared the above named HEATHER KNOEFLER and acknowledged the foregoing instrument to be her voluntary act and deed.

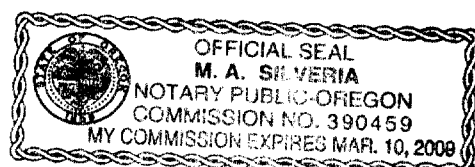
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063560

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

Official Seal



\$26.4

Exhibit A

That portion of the Easterly 780 feet of the W 1/2 of the NE 1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the K.I.D. Lateral as it exists on February 14, 1979.

EXCEPTING THEREFROM that portion lying within the boundaries of Mann Road.

CODE 164 MAP 4009-00900 TL 00400 KEY #92811

Unofficial
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