

M06-13666

Klamath County, Oregon

07/06/2006 09:43:22 AM

Pages 1 Fee: \$21.00

After Recording Return to:

JOHN KEPPINGER and RONDA KEPPINGER

549 FULTON ST.
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN KEPPINGER and RONDA KEPPINGER

Same as Above

ASPEW: 63553 MS
WARRANTY DEED
(INDIVIDUAL)

LAWRENCE O. REDD and SHELLEY J. REDD, herein called grantor, convey(s) to JOHN KEPPINGER and RONDA KEPPINGER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 2 of Land Partition 38-03, being a Replat of Parcel 2 of Land Partition 4-98, situated in the SE 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 007 MAP 3909-00700 TL 02203 KEY #890970

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 \$41,900.00.
(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.

Lawrence O. Redd
LAWRENCE O. REDD

Shelley J. Redd
SHELLEY J. REDD

STATE OF OREGON, County of Klamath) ss.

On July 05, 2006 personally appeared the above named LAWRENCE O. REDD and SHELLEY J. REDD and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063553

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

