

M06-14315

Klamath County, Oregon

07/17/2006 11:51:07 AM

Pages 1 Fee: \$21.00

After Recording Return to:

WILLIAM M. LEMMON and IRENE L. LEMMON

5128 Snow Goose Dr.
Bonanza, OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

WILLIAM M. LEMMON and IRENE L. LEMMON

Same as above

ASPEN: 63602 MS
WARRANTY DEED
(INDIVIDUAL)

JAMES C. LEE and JANICE M. LEE, herein called grantor, convey(s) to WILLIAM M. LEMMON and IRENE L. LEMMON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 53, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 114 MAP 3811-014C0 TL 01800 KEY# 468103

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 \$175,000.00.
(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 July 12, 2006.

James C. Lee
JAMES C. LEE

Janice M. Lee
JANICE M. LEE

STATE OF OREGON, County of Klamath) ss.

On July 14, 2006 personally appeared the above named JAMES C. LEE and JANICE M. LEE 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.: 00063602

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal

