

M06-14636

Klamath County, Oregon

07/20/2006 02:36:28 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JOSHUA D. MODIN

4750 SUMAC AVE
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JOSHUA D. MODIN

Same as above

Aspen: 63609 MS

WARRANTY DEED

(INDIVIDUAL)

WILLIAM ROBERT STINE and DONNA L. STINE, herein called grantor, convey(s) to **JOSHUA D. MODIN**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Block 3, Tract No. 1008, BANYON PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-014BA TL 01600 KEY #571205

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 **\$200,000.00**.
(here comply with the requirements of ORS 93.930)

Jim
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 18, 2006.

William Robert Stine

WILLIAM ROBERT STINE

Donna L. Stine

DONNA L. STINE

STATE OF OREGON, County of *Klamath*) ss.

On *July 19*, 2006 personally appeared the above named **WILLIAM ROBERT STINE and DONNA L. STINE** 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.: **00063609**

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: *3/10/09*

Official Seal

