

M06-14675

Klamath County, Oregon

07/20/2006 03:40:01 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Dotty Hadfield
212 O'Gara St
Medford, OR 97501

Until a change is requested all tax statements
shall be sent to the following address:

Dotty Hadfield
212 O'Gara St
Medford, OR 97501

File No.: 7021-839233 (DMC)

Date: July 06, 2006

STATUTORY WARRANTY DEED

William H. Litton, Grantor, conveys and warrants to **Dotty Hadfield**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE N 1/2 OF LOT 25, FAIR ACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. LESS AND EXCEPT ANY PORTION LYING WITHIN KANE STREET.

This property is free from liens and encumbrances, EXCEPT:

1. New **Third** Deed of Trust to file, securing a Note in the amount of \$ payable in accordance with the terms and conditions contained therein. Buyer's execution of loan documents shall be deemed approval of all terms and conditions contained therein. Escrow Holder is instructed to comply with lender's requirements in connection with said new loan.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030)

26-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 17 day of July, 2006.

William H. Litton by Christine Chance
William H. Litton *POA*

STATE OF ~~Florida~~ Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 17 day of July, 2006
by ~~William H. Litton~~ Christine Chance as Power of Attorney for William H. Litton



Notary Public for Florida
My commission expires: 11/7/09