

2006-016235

Klamath County, Oregon



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08/11/2006 03:12:37 PM

Fee: \$21.00

After Recording Return to:

SKEETER KING and ROBIN KING

4519 Lombard Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 63613 PS

WARRANTY DEED

(INDIVIDUAL)

CHRISTOPHER R. FELKER and ANGELA RAE FELKER, husband and wife, herein called grantor, convey(s) to SKEETER KING and ROBIN KING, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 14, Block 6, Tract No. 1299, SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-013BB TL 04300 KEY# 879939

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 \$228,100.00.
(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 6, 2006.

CHRISTOPHER R. FELKER

ANGELA RAE FELKER

STATE OF OREGON, County of Klamath) ss.

On August 10, 2006, 2006 personally appeared the above named CHRISTOPHER R. FELKER and ANGELA RAE FELKER 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.: 00063613

Before me:
Notary Public for Oregon
My commission expires: 5/8/2010

Official Seal

