

2006-016439
Klamath County, Oregon



08/15/2006 02:56:24 PM

Fee: \$26.00

After Recording Return to:
KENNETH LEE KINCAID
1768 Green Valley Road
Danville CA 94526

Until a change is requested all tax statements
Shall be sent to the following address:
KENNETH LEE KINCAID
1768 Green Valley Road
Danville CA 94526

ASPEN: 63481 PS
WARRANTY DEED
(INDIVIDUAL)

ROBERT R. RICHEY and ELIZABETH L. RICHEY, herein called grantor, convey(s) to **KENNETH LEE KINCAID**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$205,000.00**.
(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 August 9, 2006.

Robert R. Richey
ROBERT R. RICHEY

Elizabeth L. Richey
ELIZABETH L. RICHEY

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

On August 9, 2006 personally appeared the above named **ROBERT R. RICHEY and ELIZABETH L. RICHEY** 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.: 00063481

Before me: Pam Shellito

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



Exhibit A

Lots 2 and 3, Block 6, SECOND ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

AND a parcel of land located in Lot 4, Block 6, SECOND ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 4, Block 6, Second Addition to Chiloquin; thence along the Southeasterly line of said Lot 4 South 26° 52' West 17.33 feet; thence North 63° 08' West 103 feet, more or less, to the Williamson River; thence Northeasterly along said river to the Northerly line of said Lot 4; thence South 63° 08' East to the point of beginning.

CODE 012 MAP 3407-034DB TL 01500 KEY #202042