

2006-016886

Klamath County, Oregon



00001786200600168860020023

08/22/2006 11:22:25 AM

Fee: \$26.00

After Recording Return to:

STEVEN SIEGFRIED

8900 S. Mullen Hill Rd #606  
Spokane Wa. 99224

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN SIEGFRIED

Same as above

Aspen 63841MS

**WARRANTY DEED**  
(INDIVIDUAL)

VALERIE TEITELBAUM STRUBLE, herein called grantor, convey(s) to STEVEN SIEGFRIED, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 22, Block 6, Tract No. 1039, YONNA WOODS UNIT 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 207 MAP 3711-028CO TL 01800 KEY #398929

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 \$18,500.00.  
(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 16, 2006.

VALERIE TEITELBAUM STRUBLE

STATE OF FLORIDA, County of \_\_\_\_\_

On \_\_\_\_\_, 2006 personally appeared the above named VALERIE TEITELBAUM STRUBLE and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063841

Before me:

Notary Public for \_\_\_\_\_

My commission expires:

Official Seal

STATE OF FLORIDA

COUNTY OF BILWAIN

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 2006<sup>en</sup>  
by Valerie Struble, who represented to me that ~~he~~ she is also known as  
Valerie Testelbaum Struble, and who provided a drivers license in the name of  
Valerie Struble as identification.



Sylvia M. Mease  
Commission # DD348845  
Expires: OCT. 02, 2008  
Bonded Thru  
Oct 02, 2008  
Notary Public, State of Florida

Sylvia M Mease  
Sylvia M Mease  
My commission expires 10/02/08

----- **Optional**

Though the information below is not required by law, it may prove valuable to persons relying on the document  
and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title of Document: WARRANTY DEED ~~Loan #~~

Document Date: AUGUST 16 2006 Number of Pages: 2 (including this  
attachment)

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer**

☒ Individual

☐ Corporate Officer – Title(s):

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: