

2006-017135
Klamath County, Oregon



08/25/2006 01:11:33 PM

Fee: \$26.00

After Recording Return to:
SHAN S. FERRIER
3301 Linda Vista
Klamath Falls OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
SHAN S. FERRIER

ASPEN: 6375985
WARRANTY DEED
(INDIVIDUAL)

ORVAL BRUCE SIMMONS and MARILYN SUE SIMMONS, herein called grantor, convey(s) to SHAN S. FERRIER, 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 **\$96,100.00**.
(here comply with the requirements of ORS 93.930)

SF

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 17, 2006.

Orval Bruce Simmons
ORVAL BRUCE SIMMONS
Marilyn Sue Simmons
MARILYN SUE SIMMONS

STATE OF OREGON, County of Klamath) ss.

On August 21, 2006 personally appeared the above named ORVAL BRUCE SIMMONS and MARILYN SUE SIMMONS 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.: 00063759

Before me: *Pam Shellito*
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



#26-A

Exhibit A

PARCEL 1:

A portion of Lot 6, Block 63, NICHOLS ADDITION TO LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Grant Street, formerly Franklin Street, 25 feet Northeast from the most Westerly corner of Lot 6, Block 63, Nichols Addition to Linkville, now the City of Klamath Falls, Oregon; thence South and parallel with 8th Street, 80 feet; thence Northeasterly at right angles to 8th Street 40 feet to the Northeasterly line of said Lot 6; thence Northwesterly along the line between said Lot 6 and Lot 7 of said Block 63, 80 feet; thence Southwesterly along the Southerly line of Grant Street 40 feet to the place of beginning.

PARCEL 2:

Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, Nichols Addition to Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the point of beginning.

PARCEL 3:

A portion of Lot 6, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 80 feet Southeasterly along the line of 8th Street and 82.10 feet Northeasterly in a line paralleling Grant Street from the most Westerly corner of Lot 5, Block 63, Nichols Addition to the City of Klamath Falls, Oregon; thence from said point of beginning 7.90 feet Northeasterly and paralleling Grant Street; thence 40 feet Northwesterly and paralleling 8th Street; thence 7.90 feet Southwesterly and paralleling Grant Street; thence 40 feet Southeasterly and paralleling 8th Street to the point of beginning.

CODE 001 MAP 3809-029DC TL 18900 KEY# 370422