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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2006-017148

Klamath County, Oregon



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SPACE RESE 08/25/2006 03:10:27 PM
FOR
RECORDER'S USE

Fee: \$26.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

KENNETH AND SHALYNN MARLTON

2618 Westgate Drive

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

MTC 76306-SH

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT A. STEWART

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by KENNETH W. MARLTON AND SHALYNN D. MARLTON as husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

CORRECTION OF THAT CERTAIN DEED RECORDED IN VOLUME M06 AT PAGE 13296, TO CORRECT
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) LEGAL DESCRIPTION.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): ~~except those of record and apparent to the land~~

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~other than money~~. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

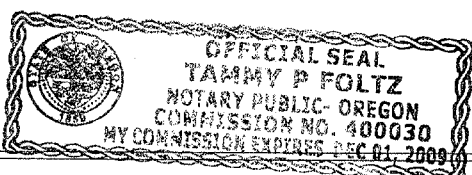
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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, 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)).

Robert A. Stewart

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 2006, by Robert A. Stewart

This instrument was acknowledged before me on _____, by _____, as _____, of _____



Notary Public for Oregon

My commission expires

Dec 1, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 19-99, said Land Partition being situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by Judgment entered in Klamath County Circuit Court Case No. 9903857CV, a copy of which was recorded December 8, 1999 in Volume M99, page 48382, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for access, public utilities, sewer and drainage over, under and across the East 30 feet of Parcels 2 and 3 of said Land Partition 19-99, as delineated on the face of said Land Partition.

Tax Account No: 3909-001BD-00702-000

Key No: 886228