

2006-017306

Klamath County, Oregon



00002324200600173060020028

08/29/2006 10:41:11 AM

Fee: \$26.00

After Recording Return to:

JAMES CLAGGETT

631 Claudios Way  
Windsor, Ca. 95492

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES CLAGGETT

Same as above

ASPEN: 03378 MS

**WARRANTY DEED**

(INDIVIDUAL)

JENNIFER P. SAUCEDO, herein called grantor, convey(s) to JAMES CLAGGETT, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

**Lots 5 and 6, Block 209, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 001 MAP 3809-033DC TL 06800 KEY #632220**

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 **\$160,000.00**.  
(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 22, 2006.

Jennifer P. Saucedo  
JENNIFER P. SAUCEDO

STATE OF CALIFORNIA, County of Sonoma ss.

On August 24, 2006 personally appeared the above named JENNIFER P. SAUCEDO and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063378

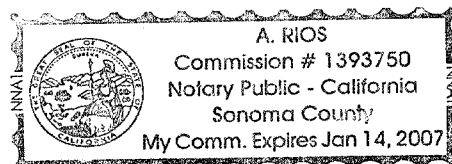
Before me:

Notary Public for California

My commission expires:

1.14.07

Official Seal



\$26-A

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Sonoma

SS.

On

August 23, 2006

before me,

Michelle C. Flinn, Notary Public

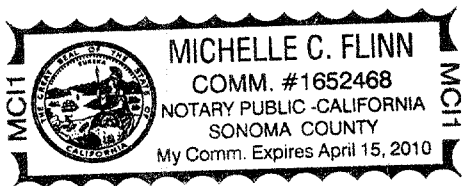
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally

appeared

JAMES CLAGGETT

Name(s) of Signer(s)



☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle C. Flinn

Signature of Notary Public

Place Notary Seal Above

## 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 or Type of Document:

WD X

Document Date:

8-21-06

Number of Pages:

18

Signer(s) Other Than Named Above:

Wade Claggett

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here