

2006-017467
Klamath County, Oregon



00002518200600174670010017
08/30/2006 02:38:04 PM

Fee: \$21.00

After Recording Return to:
CALVIN CALDWELL
607 Elder Way
Klamath Falls, Or. 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

ASPEN: 63781 MS
WARRANTY DEED
(INDIVIDUAL)

GEORGE ROBERT WALSH, herein called grantor, convey(s) to CALVIN CALDWELL, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

That portion of the E 1/2 of the E 1/2 of the NW 1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of Sand Creek.

CODE 008 MAP 3107-02800 TL 00100 KEY #79596

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 \$53,000.00.
(here comply with the requirements of ORS 93.936)

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 23, 2006.

GEORGE ROBERT WALSH

WALSH GR 561 K6

STATE OF WASHINGTON, County of THURSTON ss.

On 8/29, 2006 personally appeared the above named GEORGE ROBERT WALSH and acknowledged the foregoing instrument to be his voluntary act and deed.

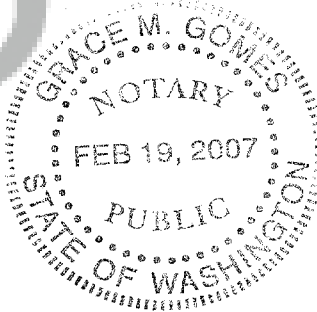
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00063781

Before me:
Notary Public for Washington
My commission expires:

Official Seal

(GRACE M GOMES)
19 Feb 2007



\$214