

2006-017469

Klamath County, Oregon



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08/30/2006 02:39:19 PM

Fee: \$26.00

After Recording Return to:

ORVAL BRUCE SIMMONS

AND MARILYN SUE SIMMONS

630 N. 10th St.

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ASPEW: 63755 PS
WARRANTY DEED
(INDIVIDUAL)

SHAN S. FERRIER and SARAH LYNN FERRIER, herein called grantor, convey(s) to ORVAL BRUCE SIMMONS and MARILYN SUE SIMMONS, husband and wife, 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 \$202,900.00.
(here comply with the requirements of ORS 93.930)

DBS
mss
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 3, 2006.

SHAN S. FERRIER

SARAH LYNN FERRIER

STATE OF OREGON, County of Klamath) ss.

On August 21, 2006 personally appeared the above named SHAN S. FERRIER and SARAH LYNN FERRIER 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.: 00063755

Before me: Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



Exhibit A

All that portion of Lots 7 and 8, Block 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at the point distant 60 feet Southeasterly from the most Northerly corner of said Lot 8; thence Southwesterly and parallel to Grant Street, 85 feet; thence Southeasterly and parallel to Tenth Street, 60 feet; thence Northeasterly and parallel to Grant Street, 85 feet to the Westerly line of Tenth Street; thence Northwesterly along the said line of Tenth Street, 60 feet to the point of beginning.

CODE 001 MAP 3809-029DC TL 11400 KEY #370315

Unofficial
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