

2006-019372

Klamath County, Oregon



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09/26/2006 03:21:30 PM

Fee: \$21.00

After Recording Return to:  
TRENT J STEVENS AND  
JAMIE LYNN STEVENS

1802 Johnson ~~SE~~ AVE  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:  
SAME AS ABOVE

ASPEN: 63830 PS

**WARRANTY DEED**  
(INDIVIDUAL)

JOHN M. MURPHEY and CHRISTINA D. MURPHEY, herein called grantor, convey(s) to TRENT J. STEVENS and JAMIE L. STEVENS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 120 feet of Lot 6, Block 24, HILLSIDE 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 3809-029AD TL 04100 KEY #215724

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 \$82,700.00.  
(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 23, 2006.

JOHN M. MURPHEY

CHRISTINA D. MURPHEY

STATE OF OREGON, County of Klamath ss.

On September 25, 2006 personally appeared the above named JOHN M. MURPHEY and CHRISTINA D. MURPHEY 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.: 00063830

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

Official Seal

