

2006-019517

Klamath County, Oregon

After Recording Return to:

AARON ASHURST

1116 MAIN ST.
KLAMATH FALLS, OR 97609

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



00004937200600195170010016

09/28/2006 11:05:40 AM

Fee: \$21.00

ASPEN: 63905 PS

WARRANTY DEED

(INDIVIDUAL)

CAROL G. TAYLOR, herein called grantor, convey(s) to AARON ASHURST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 3 and 4, Block 9, HESSIG'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3307-V22BC TL 01400 KEY #76116

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 \$55,000.00.

(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 September 18, 2006.

Carol G. Taylor
CAROL G. TAYLOR

STATE OF OREGON, County of Klamath) ss.

On September 27, 2006 personally appeared the above named CAROL G. TAYLOR 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.: 00063905

Before me:

Notary Public for Oregon

My commission expires:

Pam Shellito
Nov 8, 2009

Official Seal

