

2006-020272

Klamath County, Oregon



00005813200600202720010011

10/09/2006 02:40:58 PM

Fee: \$21.00

After Recording Return to:

CLAIRE DOROTIK

3419 Harbor Blvd #152  
Ventura, CA 93001

Until a change is requested all tax statements

Shall be sent to the following address:

CLAIRE DOROTIK

Same as above

ASPEN: 63970 PS

### WARRANTY DEED

(INDIVIDUAL)

MITCHELL C. CRAWFORD and DENISE L. CRAWFORD, husband and wife, herein called grantor, convey(s) to CLAIRE DOROTIK, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 13 and 14, Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3510-028D0 TL 03100 KEY# 272485



CODE 008 MAP 3510-028D0 TL 03200 KEY# 272494

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 \$30,000.00.  
(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 22, 2006.

  
MITCHELL C. CRAWFORD  
  
DENISE L. CRAWFORD

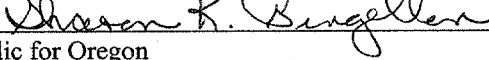
STATE OF OREGON, County of Lane ) ss.

On October 6, 2006 personally appeared the above named MITCHELL C. CRAWFORD and DENISE L. CRAWFORD and acknowledged the foregoing instrument to be their voluntary act and deed.

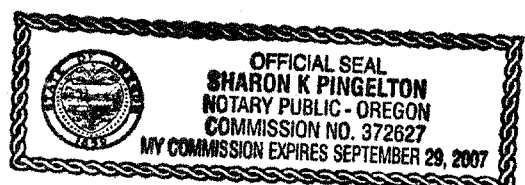
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063970

Before me:   
Notary Public for Oregon  
My commission expires: 9/29/07

Official Seal



#21-A