

2006-020727

Klamath County, Oregon



10/16/2006 02:52:22 PM

Fee: \$26.00

After Recording Return to:

LAURA S. LEACH

118 S. 2nd

Dunsmuir, CA 96025

Until a change is requested all tax statements

Shall be sent to the following address:

LAURA S. LEACH

Same as above

ASPEN: 63530PS

WARRANTY DEED

(INDIVIDUAL)

GENE R. BARLOW and VIVIAN E. DUDDING, herein called grantor, convey(s) to LAURA S. LEACH, 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 \$76,000.00.
(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)).

YSL

Dated October 10, 2006.

Gene R Barlow
GENE R. BARLOW
Vivian E. Dudding
VIVIAN E. DUDDING

STATE OF OREGON, County of KLAMATH) ss.

On October 10, 2006 personally appeared the above named GENE R. BARLOW and VIVIAN E. DUDDING 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.: 00063530

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

Official Seal



\$26-A

Exhibit A

The Westerly 20 feet of Lot 7, and the Easterly 30 feet of Lot 6, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS (FORMERLY LINKVILLE) OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVE AND EXCEPT the Southerly 10 feet thereof reserved for alley purposes and further described as follows:

Beginning on the Southerly line of Jefferson (formerly Bush) Street at a point distant thereon 100 feet Northeasterly from the most Westerly corner of said Block 50 feet; thence Northeasterly along said line of Jefferson Street 50 feet; thence Southeasterly and parallel with Tenth Street 110 feet; thence Southwesterly and parallel with Jefferson Street, 50 feet; thence Northwesterly and parallel with Tenth Street 110 feet to the point of beginning.

CODE 001 MAP 3809-029DC TL 06700 KEY #369274