

2006-021033
Klamath County, Oregon



00006707200600210330070074

10/19/2006 03:16:27 PM

Fee: \$51.00



After recording return to:
Gregg Phipps and Robin Phipps
1809 Harden Brook Avenue
Shasta Lake, CA 96019

Until a change is requested all tax statements
shall be sent to the following address:
Gregg Phipps and Robin Phipps
1809 Harden Brook Avenue
Shasta Lake, CA 96019

File No.: 7021-890148 (DMC)
Date: October 10, 2006

THIS SP/

STATUTORY WARRANTY DEED

Anita A. Rohner and Katerenia Rohner and Caroline Rohner and Kristie Rohner as to an undivided one-half interest and Nordin F. Blacker as to an undivided one-half interest, Grantor, conveys and warrants to **Gregg Phipps and Robin Phipps as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$13,000.00**. (Here comply with requirements of ORS 93.030)

51.-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 12 day of October, 2006.

Anita A. Rohner
Anita A. Rohner

X. Caroline Rohner
Caroline Rohner

Katerenia Rohner
Katerenia Rohner

Kristie Rohner
Kristie Rohner

Nordin F. Blacker

STATE OF California)
)ss.
County of)

This instrument was acknowledged before me on this 12 day of October, 2006
by **Anita A. Rohner and Caroline Rohner and Kristie Rohner.**

Mary A. Krueger
Notary Public for California
My commission expires: 12-30-07



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 18th day of October, 2006.

Anita A. Rohner

Katerenia M. Rohner
Katerenia Rohner

Caroline Rohner

Kristie Rohner

Nordin F. Blacker

STATE OF California)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Anita A. Rohner and Caroline Rohner and Kristie Rohner.**

Notary Public for California
My commission expires:

APN: 348617

Statutory Warranty Deed
- continued

File No.: 7021-890148 (DMC)
Date: 10/10/2006

STATE OF California)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Nordin F. Blacker**.

Notary Public for California
My commission expires:

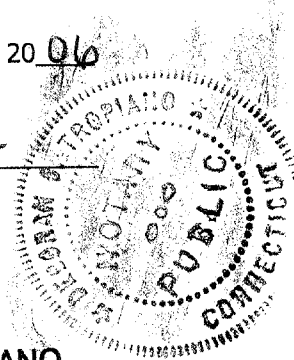
STATE OF Connecticut)
)ss. Newtown
County of Newtown)

This instrument was acknowledged before me on this 18th day of October, 2006
by **Katerenia Rohner**.

Deborah C. Troiano

Notary Public for ~~Oregon~~ CT
My commission expires:

DEBORAH C. TROPIANO
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 30, 2010



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

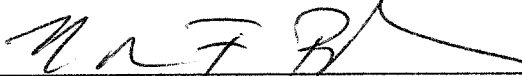
Dated this _____ day of _____, 20____.

Anita A. Rohner

Katerenia Rohner

Caroline Rohner

Kristie Rohner



Nordin F. Blacker

STATE OF California)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Anita A. Rohner and Caroline Rohner and Kristie Rohner.**

Notary Public for California
My commission expires:

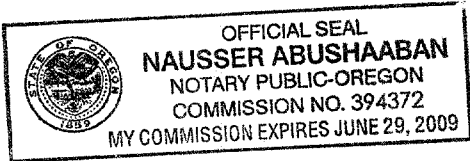
APN: 348617

Statutory Warranty Deed
- continued

File No.: 7021-890148 (DMC)
Date: 10/10/2006

STATE OF ~~California~~ Oregon)
County of Multnomah)ss.
)

This instrument was acknowledged before me on this 12th day of October, 2006
by **Nordin F. Blacker**.



[Signature]
Notary Public for ~~California~~ Oregon
My commission expires: June 29, 2009

STATE OF Connecticut)
County of _____)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Katerenia Rohner**.

Notary Public for Oregon
My commission expires:

APN: 348617

Statutory Warranty Deed
- continued

File No.: 7021-890148 (DMC)
Date: 10/10/2006

EXHIBIT A

LEGAL DESCRIPTION:

LOT 8 NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 NIMROD RIVER PARK; THENCE S. 0°54' E. TO THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE WESTERLY ALONG SAID BANK TO A POINT WHICH IS THE INTERSECTION OF THE NORTHERLY BANK AND A SOUTHERLY EXTENTION OF THE WEST LINE OF LOT 8; THENCE N. 0°54' W. TO THE NORTHWEST CORNER OF LOT 8; THENCE S. 86°31' E. 100.29 FEET TO THE POINT OF BEGINNING.