

2006-021251
Klamath County, Oregon



00006957200600212510010018

10/23/2006 02:49:30 PM

Fee: \$21.00

After Recording Return to:

RUSSELL E. WITHEM

2530 White Ave.
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RUSSELL E. WITHEM

Same as above

ASPN: 64025 ms

WARRANTY DEED
(INDIVIDUAL)

DONALD T. HUBNER, herein called grantor, convey(s) to RUSSELL E. WITHEM, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 39, Tract No. 1184, OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017BB TL 02400 KEY #233385

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 \$14,500.00.
(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 October 17, 2006.

Ronald T. Hubner
DONALD T. HUBNER

STATE OF CALIFORNIA, County of San Bernardino ss.

On 20 October, 2006 personally appeared the above named DONALD T. HUBNER and acknowledged the foregoing instrument to be HIS voluntary act and deed.

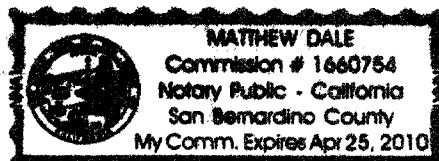
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064025

Before me: Matthew Dale
Notary Public for California
My commission expires: April 25 2010

Official Seal



\$21-A