

2006-021383

Klamath County, Oregon



00007104200600213830030033

10/24/2006 03:24:23 PM

Fee: \$31.00

After Recording Return to:

MICHEAL S. IGOU

1410 Pacific Terrace

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MICHEAL S. IGOU

Same as above

****This Warranty Deed is being recorded in counterpart****

ASPEN: 63912ms

WARRANTY DEED

(INDIVIDUAL)

VIVIAN SWENSSON and NILENE JOHNSON, herein called grantor, convey(s) to MICHEAL S. IGOU, 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 \$49,500.00.
(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 September 27, 2006.

Vivian Swenson
VIVIAN SWENSSON

NILENE JOHNSON
NILENE JOHNSON

Nevada
STATE OF OREGON, County of Clark) ss.

On September 28, 2006 personally appeared the above named VIVIAN SWENSSON and NILENE JOHNSON and acknowledged the foregoing instrument to be the voluntary act and deed.

This document is filed at the request of:



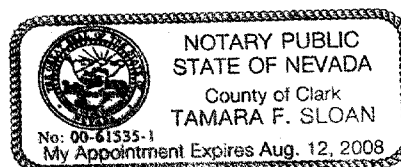
525 Main Street
Klamath Falls, OR 97601
Order No.: 00063912

Before me: Tamara F. Sloan

Notary Public for ~~Oregon~~ Nevada

My commission expires: Aug 12, 2008

Official Seal



\$31-A

After Recording Return to:

MICHEAL S. IGOU

1410 Pacific Terrace
Klamath Falls, Or. 97601

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Shall be sent to the following address:

MICHEAL S. IGOU

Same as above

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Dated September 27, 2006.

VIVIAN SWENSSON

Nilene Johnson
NILENE JOHNSON

STATE OF OREGON, County of

) ss.

On Oct 2, 2006 personally appeared the above named ~~VIVIAN SWENSSON~~ and NILENE JOHNSON and acknowledged the foregoing instrument to be her voluntary act and deed.

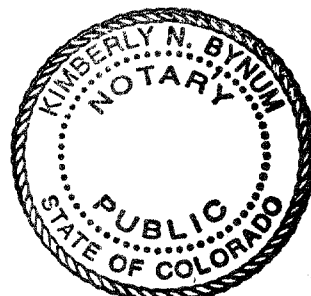
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063912

Before me, Kimberly N. Bynum
Notary Public for Oregon
My commission expires: Oct 7, 2007

Official Seal



My Commission Expires 10/07/2007

Exhibit A

A parcel of land in the NE 1/4 of the NE 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Harriman Park Subdivision, said point being on the South line of said NE 1/4 of the NE 1/4; thence North 87° 43' East, along said South line a distance of 142.0 feet to a point which is South 87° 43' West a distance of 500.0 feet from the Southeast corner of said NE 1/4 of the NE 1/4; thence North 2° 17' West a distance of 195.0 feet, more or less, to the centerline of the Westside Highway; thence following said centerline Northwesterly to its intersection with the East line of Harriman Park; thence South 0° 02' West along said East line, a distance of 370.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Westside Road (State Highway 421).

CODE 008 MAP 3606-003AA TL 05900 KEY #308651