

2006-021386
Klamath County, Oregon



10/24/2006 03:28:56 PM

Fee: \$26.00

After Recording Return to:

SHAN FERRIER

2301 Linda Vista
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SHAN FERRIER

Same as above

ASPEN: 63617 PS

WARRANTY DEED
(INDIVIDUAL)

PAUL PIRIO and KAREN PIRIO, herein called grantor, convey(s) to SHAN FERRIER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Tract No. 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.


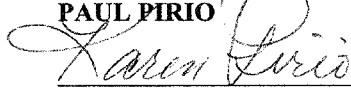
CODE 001 MAP 3809-028DC TL 12900 KEY# 884736

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 \$50,000.00.
(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 October 20, 2006.


PAUL PIRIO

KAREN PIRIO

STATE OF CALIFORNIA, County of _____) ss.

On _____, 2006 personally appeared the above named PAUL PIRIO and KAREN PIRIO 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.: 00063617

Before me: _____
Notary Public for California
My commission expires:

Official Seal

\$26-A

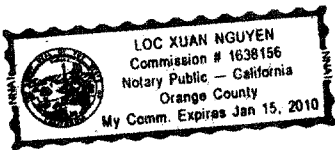
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 10/23/06 before me, Loc Xuan Nguyen, Notary Public,
Date Name and Title of Officer

personally appeared ***Karen Pirio, Paul Pirio***
Name of Signer



personally known to me or proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten signature]

OPTIONAL

Description of Attached Document

Title or Type of Document:
Document Date: #of Pages
Signer(s) Other Than Named Above: