

2006-022103

Klamath County, Oregon



00007932200600221030020025

11/03/2006 11:05:56 AM

Fee: \$26.00

After Recording Return to:

DOUGLAS S. LEWIS and DEBORAH L. LEWIS

18972 Haida Rd
Apple Valley, CA 92307

Until a change is requested all tax statements

Shall be sent to the following address:

DOUGLAS S. LEWIS and DEBORAH L. LEWIS

Aspen: 64074 PS

WARRANTY DEED
(INDIVIDUAL)

KENNETH HOVINETZ and ELSIE HOVINETZ, husband and wife and JENNIFER CAMACHO, herein called grantor, convey(s) to DOUGLAS S. LEWIS and DEBORAH L. LEWIS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 22, Block 38, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 219 MAP 3811-009CO TL 02400 KEY #464312

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 \$22,500.00.
(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 19, 2006.

JENNIFER CAMACHO

KENNETH HOVINETZ

ELSIE HOVINETZ

STATE OF CALIFORNIA, County of Orange) ss.

On November 1st, 2006 personally appeared the above named KENNETH HOVINETZ and ELSIE HOVINETZ and JENNIFER CAMACHO and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

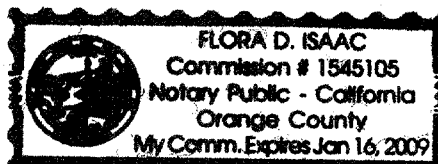
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064074

Before me: Flora D. Isaac
Notary Public for California
My commission expires: Jan. 16, 2009

Official Seal



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Orange

SS.

On 11/01/06

Date

, before me,

Flora D. Isaac, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

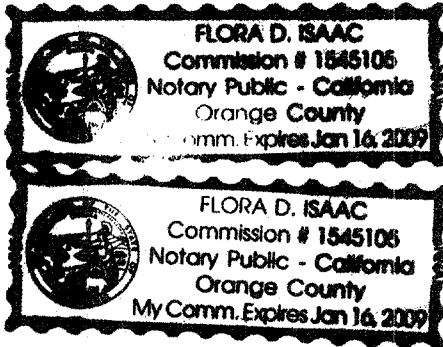
personally appeared

Kenneth Hovinecz and Esie Hovinecz & Jennifer Camacho

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



Place Notary Seal Above

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.

Flora D. Isaac

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

November 1, 2006

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

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