

2006-023955

Klamath County, Oregon



12/01/2006 02:51:30 PM

Fee: \$21.00

After Recording Return to:

GREGORY M. COLVIN and SHELLY G. COLVIN

*28044 Peterstiner Rd
Bonanza OR 97623*

Until a change is requested all tax statements

Shall be sent to the following address:

GREGORY M. COLVIN and SHELLY G. COLVIN

Same as above

ASPEN: 64142MS

WARRANTY DEED

(INDIVIDUAL)

GEORGE E. SHINN and NANCY M. SHINN, herein called grantor, convey(s) to GREGORY M. COLVIN and SHELLY G. COLVIN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, Block 2, Tract No. 1009, YONNA WOODS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 153 MAP 3711-030D0 TL 01100 KEY# 399679

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 \$55,000.00.
(here comply with the requirements of ORS 93.930)

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GMC
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 November 28, 2006.

George E Shinn

GEORGE E. SHINN

Nancy Shinn

NANCY M. SHINN

STATE OF OREGON, County of Klamath) ss.

On December 01, 2006 personally appeared the above named GEORGE E. SHINN and NANCY M. SHINN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

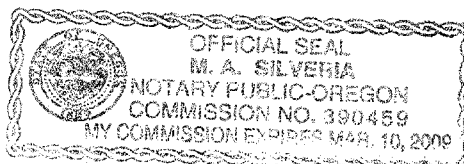


525 Main Street
Klamath Falls, OR 97601
Order No.: 00064142

Before me: *M. A. Silveria*

Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$21-A