

2006-023957

Klamath County, Oregon



12/01/2006 02:52:30 PM

Fee: \$26.00

After Recording Return to:
DOLPH P. BOWLBY and SHERRY G. BOWLBY
701 MAIN ST
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
Shall be sent to the following address:
DOLPH P. BOWLBY and SHERRY G. BOWLBY
Same as above

ASPEN: 64147 ms

WARRANTY DEED
(INDIVIDUAL)

STEPHEN FEDERICO, herein called grantor, convey(s) to DOLPH P. BOWLBY and SHERRY G. BOWLBY, husband and wife, 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 \$125,000.00.
(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: 11/29/06

STEPHEN FEDERICO

DOLPH P. BOWLBY and SHERRY G. BOWLBY

STATE OF OREGON, County of Klamath) ss.

On November 29, 2006 personally appeared the above named STEPHEN FEDERICO and acknowledged the foregoing instrument to be his voluntary act and deed.

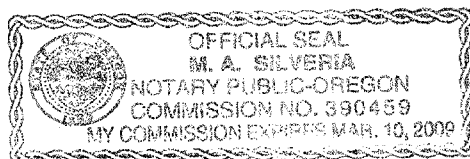
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064147

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

Official Seal



\$26-A

Exhibit A

A portion of Lots 15 and 16, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly and parallel with Martin Street, 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue, 50 feet; thence Southeasterly along Martin Street 37 1/2 feet to the place of beginning.

CODE 001 MAP 3809-033AB TL 08800 KEY #418024

Unofficial
Copy