

2006-024841

Klamath County, Oregon



00011116200600248410010011

12/15/2006 02:23:27 PM

Fee: \$21.00

After Recording Return to:

MEREDITH B. CASE

317 Trinity
KE, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

Aspen 64172PS

WARRANTY DEED
(INDIVIDUAL)

SCOTT M. NIEMAN and OLENA NIEMAN, herein called grantor, convey(s) to MEREDITH B. CASE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 63, BUENA VISTA 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.

CODE 001 MAP 3809-029BC TL 03700 KEY #211853

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 \$175,250.00.
(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 November 28, 2006.

Scott M. Nieman

SCOTT M. NIEMAN

Olena Nieman

OLENA NIEMAN

STATE OF OREGON, County of Klamath) ss.

On December 13, 2006, 2006 personally appeared the above named SCOTT M. NIEMAN and OLENA NIEMAN 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.: 00064172

Before me:

Notary Public for Oregon

My commission expires:

Nov 8, 2009

Official Seal

