

2007-000016

Klamath County, Oregon



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01/02/2007 11:15:40 AM

Fee: \$41.00

Return Recorded Document To:

County of Klamath

Attn: Public Works Dept.

Government Center, 305 Main Street

Klamath Falls, OR 97601

WARRANTY DEED  
STATUTORY FORM

**Heika Sample** (hereinafter referred to as Grantor whether singular or plural), for and in consideration of valuable consideration as set out in part below, hereby conveys and warrants to **County of Klamath, an Oregon municipal corporation, its successors and assigns** (hereinafter referred to as Grantee), the following described real property, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, that is bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

And generally shown on:

See Exhibit "B" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

Reserving, however, unto the Grantor, its successors and assigns, the following: NONE.

The true consideration for this conveyance is **Fifteen Thousand and No/100 Dollars (\$15,000.00)** and other good and valuable consideration (as specified per the requirements of ORS 93.030).

Said property is free and clear of taxes, liens and encumbrances, except Conditions, Restrictions, Restrictive Covenants and Easements of Record, if any.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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)). 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, THE EXISTENCE OF FIRE PROTECTION FOR

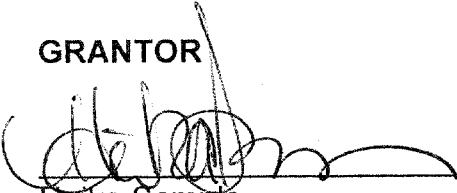
STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 [BALLOT MEASURE 37 (2004)].

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, 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)]

It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding until this document is accepted and approved by the County.

DATED this 1 day of January, 2008<sup>7</sup>

**GRANTOR**

  
Heika Sample

**GRANTEE**

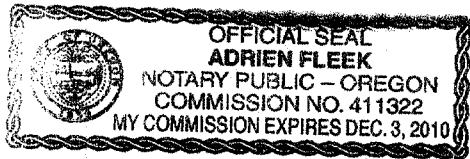
Accepted on behalf of Klamath County

By:   
Stanley R. Strickland, Director of Public Works

STATE OF OREGON       )  
  ) ss.  
County of Klamath       )

I hereby certify that I know or have satisfactory evidence that Heika Sample appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-2-07  
Adrien Fleeck  
Notary Public in and for the State of OR  
Residing at: Klamath Falls, OR  
My commission expires: 12-3-10



STATE OF OREGON       )  
  ) ss.  
County of Klamath       )

I hereby certify that I know or have satisfactory evidence that Stanley R. Strickland appeared before me, being the Director of Public Works, of Klamath County, and acknowledged that he signed this instrument on behalf of said entity, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-29-06  
Adrien Fleeck  
Notary Public in and for the State of OR  
My commission expires: 12-3-10

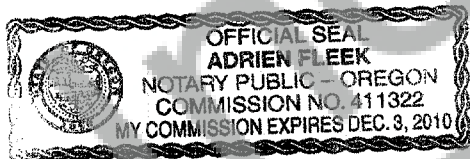


EXHIBIT "A"

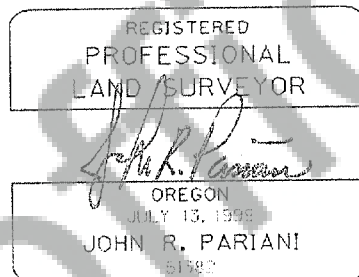
EXHIBIT A - Page 1 of 1

File 003  
11/14/2006

FEE

A tract of land lying in the SW 1/4 of Section 11, Township 36 South, Range 10 East, W.M., Klamath County Oregon; and being all those portions of Government Lots 20, 21 and 28 in Section 11, Township 36 South, Range 10 East of the Willamette Meridian, lying Westerly of the Sprague River Highway as that property described in that Personal Representative's Deed to Lindo Carnini, recorded May 9, 1989, as Volume M89, Page 7982 of Klamath County Record of Deeds.

This tract of land contains 63,147 square feet, more or less.



RENEWAL DATE: DEC. 31, 2008

# EXHIBIT "B"

