

2007-000201
Klamath County, Oregon



00012297200700002010010014

01/04/2007 03:11:25 PM

Fee: \$21.00

After Recording Return to:
ENRICO FERRONI and NANCY FERRONI
PO BOX 1231
OAKDALE, CA 95361
Until a change is requested all tax statements
Shall be sent to the following address:
ENRICO FERRONI and NANCY FERRONI
Same as above

A 64175

WARRANTY DEED
(INDIVIDUAL)

LAURANCE PHILLIPS, herein called grantor, convey(s) to ENRICO FERRONI and NANCY FERRONI, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 24, Tract No. 1406, SECOND ADDITION TO MISTY MOUNTAIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 054 MAP 3907-036DO TL 06500 KEY #892300

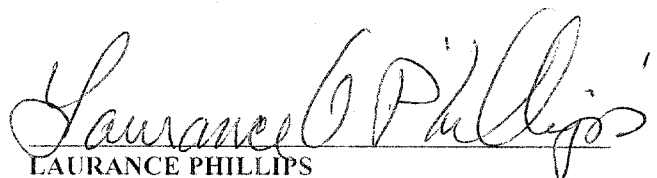
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$67,000.00.
(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 January 2, 2007.


LAURANCE PHILLIPS

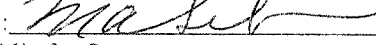
STATE OF OREGON, County of Klamath) ss.

On January 03, 2007 personally appeared the above named LAURANCE PHILLIPS 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.: 00064175

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

Official Seal

