

2007-000413

Klamath County, Oregon



00012554200700004130010013

01/09/2007 11:52:29 AM

Fee: \$21.00

After Recording Return to:

SARAH C. SANDERS

817 S.W. 18010 Ponderosa Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SARAH C. SANDERS

Same as above

ASPEN: 63980 MS

WARRANTY DEED

(INDIVIDUAL)

WOODY A. BRAY and SANDRA F. BRAY, herein called grantor, convey(s) to SARAH C. SANDERS, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 24, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 097 MAP 3907-026DO TL 06200 KEY #488804

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 \$110,000.00.
(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 December 27, 2006.

Woody A. Bray
WOODY A. BRAY

Sandra F. Bray
SANDRA F. BRAY

STATE OF OREGON, County of Klamath) ss.

On December 28th, 2006 personally appeared the above named WOODY A. BRAY and SANDRA F. BRAY and acknowledged the foregoing instrument to be their voluntary act and deed.

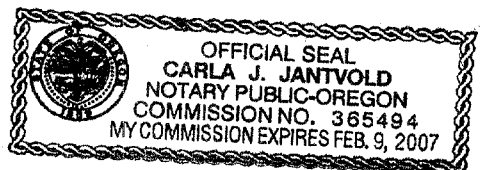
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063980

Before me: Carla J. Jantvold
Notary Public for Oregon
My commission expires: 02/09/07

Official Seal



\$21-A