

2007-000435

Klamath County, Oregon



01/09/2007 03:05:40 PM

Fee: \$21.00

After Recording Return to:

JAMES R. WOLF

P.O. Box 1117

Columbia, Ca. 95310

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES R. WOLF

Same as above

ASPEN: 64299MS

WARRANTY DEED

(INDIVIDUAL)

CLARK BIRD, herein called grantor, convey(s) to JAMES R. WOLF, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot "P", Block "A", of the Resubdivision of Blocks 66 and 70 of NICHOLS 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 3809-029DC TL 09100 KEY #370798

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 \$77,500.00.
(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:

1/8/07

CLARK BIRD

STATE OF CALIFORNIA, County of Merced ss.

On January 8, 2007 personally appeared the above named CLARK BIRD 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.: 00064299

Before me:
Notary Public for California
My commission expires: 2-16-07

Official Seal



\$21-A