

2007-000469
Klamath County, Oregon



01/10/2007 09:55:34 AM

Fee: \$21.00

After Recording Return to:

JOHN W. DOHERTY

12171 Kestrel Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN W. DOHERTY

Same as above

ASPEN: 64279 MS

WARRANTY DEED
(INDIVIDUAL)

JODIE W. FORAN and CATHERINE E. FORAN, herein called grantor, convey(s) to JOHN W. DOHERTY, AS TO AN UNDIVID 1/2 INTEREST AND JAMES MADDEN AND ALMA MADDEN, HUSBAND AND WIFE AS TO AN UNDIVID 1/2 INTEREST, ALL AS TENANTS IN COMMON, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 289, RUNNING Y RESORT, PHASE 4, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 162 MAP 3808-009DO TL 04700 KEY #882971

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 \$210,000.00.
(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 8, 2007.

JODIE W. FORAN

CATHERINE E. FORAN

STATE OF OREGON, County of Klamath) ss.

On January 08, 2007 personally appeared the above named JODIE W. FORAN and CATHERINE E. FORAN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064279

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

Official Seal

