

2007-000610

Klamath County, Oregon



01/12/2007 10:19:05 AM

Fee: \$21.00

After Recording Return to:

LOREN KEENEY

P.O. Box 141

Chemult OR 97731

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ASPEN: 64291 PS

# WARRANTY DEED

(INDIVIDUAL)

GERALDINE G. DELAMATER, herein called grantor, convey(s) to LOREN KEENEY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 24, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 033 MAP 3711-029A0 TL 00900 KEY #399116

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 \$15,000.00.  
(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.

GERALDINE G. DELAMATER

*Brenda Denise Delamater*  
BY: BRENDA DENISE DELAMATER,  
EXECUTOR

STATE OF COLORADO, County of Pueblo ) ss.

On January 6, 20 07 personally appeared the above named BRENDA DENISE DELAMATER and acknowledged the foregoing instrument to be her 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.: 00064291

Before me: *Rachelle Turner*  
Notary Public for Colorado

My commission expires: 08/02/2009

Official Seal

**Rachelle Turner**  
Notary Public  
State of Colorado  
My Commission Expires 8/2/2009

\$21-A