

2007-001007

Klamath County, Oregon



00013261200700010070020021

01/19/2007 02:23:09 PM

Fee: \$26.00

After Recording Return to:

WALTER L. MODEN and DONNA L. MODEN

4747-A So. 6th St.
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

WALTER L. MODEN and DONNA L. MODEN

Same as above

ASPEN: 64273MS

WARRANTY DEED

(INDIVIDUAL)

JUDITH A. FORNEY who aquired title as JUDITH ANN CORNETT and FRANKLIN C. CORNETT, herein called grantor, convey(s) to WALTER L. MODEN and DONNA L. MODEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 109, FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-010CD TL 09600 KEY #544799

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 \$69,000.00.
(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 18, 2007

JUDITH A. FORNEY

FRANKLIN C. CORNETT

STATE OF OREGON, County of Klamath) ss.

On January 18, 2007 personally appeared the above named ~~JUDITH A. FORNEY~~ and FRANKLIN C. CORNETT and acknowledged the foregoing instrument to be ~~their~~ ^{his} voluntary act and deed.

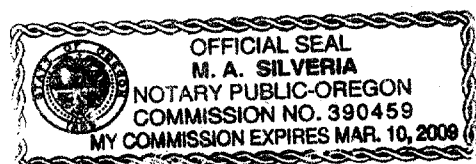
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064273

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

Official Seal

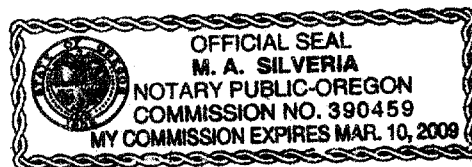


NOTARY ACKNOWLEDGEMENT

STATE OF OREGON
County of Klamath.

On January 19, 2007 personally appeared Judith A. Forney and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09



TO BE ATTACHED TO : WARRANTY DEED