

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



WILLIAM P. ROSARIO
1038 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

Grantor's Name and Address

WILLIAM P. ROSARIO Jennifer L. MacKrell
1038 Pacific Terrace
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

WILLIAM P. ROSARIO Jennifer L. MacKrell
1038 Pacific Terrace
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

WILLIAM P. ROSARIO Jennifer L. MacKrell
1038 Pacific Terrace
Klamath Falls, OR 97601

2007-001065

Klamath County, Oregon



00013328200700010650020020

SPACE RE

01/22/2007 11:02:09 AM

Fee: \$26.00

RI

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WILLIAM P. ROSARIO

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM P. ROSARIO AND Jennifer L. MacKrell, with the right of survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Jan 18, 2004 by William P. Rosario

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires Dec 01, 2009

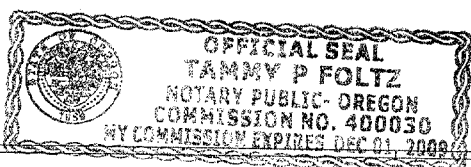


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 2, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly line of Pacific Terrace at the most Northerly corner of said Lot 2; thence Southwesterly along the Northwesterly line of said Lot 2, 100 feet; thence Southeasterly parallel with Pacific Terrace, 38 feet; thence Southwesterly parallel with the Northwesterly line of said Lot 2, 50 feet to the Southwesterly line of said Lot 2, thence Southeasterly along the Southwesterly line of said Lot 2, 12 feet to the Southerly corner of said Lot 2; thence Northeasterly along the Southeasterly line of said Lot 2, 150 feet to the Southwesterly line of Pacific Terrace; thence Northwesterly 50 feet to the point of beginning.

Tax Account No: 3809-028BC-05100-000

Key No: 217027
