

2007-001073
Klamath County, Oregon



00013338200700010730020022

01/22/2007 11:32:21 AM

Fee: \$26.00

After Recording Return to:

MATTHEW DENHAM and GAYLE DENHAM

301 E. Columbia Dr. Unit 17

Newberg, Or. 97132

Until a change is requested all tax statements

Shall be sent to the following address:

MATTHEW DENHAM and GAYLE DENHAM

Same as above

Aspen: 64322 MS

WARRANTY DEED
(INDIVIDUAL)

CITY OF KLAMATH FALLS, An Oregon Municipal Corporation, herein called grantor, convey(s) to MATTHEW DENHAM and GAYLE DENHAM, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$32,000.00.
(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.

CITY OF KLAMATH FALLS

[Signature]
By: JEFF BALL, CITY MANAGER

STATE OF OREGON, County of Klamath ss.

On January 18th, 2007 personally appeared the above named JEFF BALL AS CITY MANAGER FOR THE CITY OF KLAMATH FALLS 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.: 00064322

Before me: Nickole M. Barrington
Notary Public for Oregon
My commission expires:

Official Seal

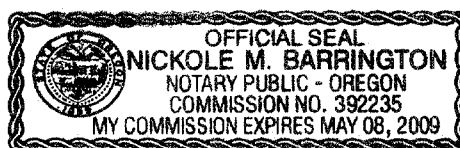


Exhibit A

PARCEL 1:

Lots 13 and 14, Block 77, BUENA VISTA 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 3809-029BD TL 00100 KEY #755221

PARCEL 2:

Lots 3 and 4, Block 35, SECOND 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 3809-029AC TL 12300 KEY #214967