2007-001391 Klamath County, Oregon

AST AMERICA

After recording return to: Cynthia B. Sizemore P. O. Box 429 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Cynthia B. Sizemore

P. O. Box 429

Klamath Falls, OR 97601

File No.: 7021-933409 (DMC) Date: January 18, 2007 00013726200700013910020028

01/26/2007 11:07:55 AM

Fee: \$26.00

## STATUTORY WARRANTY DEED

THIS S

**Ruth Bowen**, Grantor, conveys and warrants to **Cynthia B. Sizemore**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 1 OF LAND PARTITION 95-06 BEING A RE-PLAT OF PARCEL 2 OF "LAND PARTITION 9-02" SITUATED IN THE NE1/4, SW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

## Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$185,000.00**. (Here comply with requirements of ORS 93.030)

File No.: 7021-933409 (DMC) Date: 01/18/2007

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.

Dated this  $\underline{\ell}$  day of

Ruth Bowen

STATE OF Oregon ) )ss.

County of

Klamath

This instrument was acknowledged before me on this \( \text{\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\text{\$\illightarrow} \text{\$\text{\$\illightarrow} \text{\$\text{\$\text{\$\text{\$\text{\$\illightarrow} \text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\exitt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\t by Ruth Bowen.

OFFICIAL SEAL DORI CRAIN NOTARY PUBLIC-OREGON COMMISSION NO. 398601 MY COMMISSION EXPIRES NOV. 7, 2009 Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009