

2007-002526

Klamath County, Oregon



00015068200700025260060066

02/13/2007 03:27:32 PM

Fee: \$46.00

1st 931623

COVER SHEET

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

P. Scott McCleery
44 Clark Rd Suite 200
Eugene, OR 97401

The date of the instrument attached is Feb. 8, 2007.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Gardner, Kelly L.
Crook, Zeri A.

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Gardner, Randy & Kelly

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 150,000.00

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct:

Previously recorded as:

46.-F

AFTER RECORDING RETURN TO:

P. Scott McCleery
Doyle, Gartland, Nelson, McCleery &
Wade, P.C.
44 Club Road, Suite 200
Eugene, OR 97401

MAIL ALL TAX STATEMENTS TO:

Randy and Kelly Gardner
3824 Jason Street
Eugene, OR 97404

1st-931623

WARRANTY DEED -- STATUTORY FORM

Kelly Lee Gardner, as to an undivided one-half interest, and Lori Ann Crook, as to an undivided one-half interest, Grantor, conveys and warrants to Randy Gardner and Kelly Lee Gardner, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

See Exhibit A

Tax Account No. R145658

The property is free from all encumbrances except as shown on Exhibit B.

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 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)).

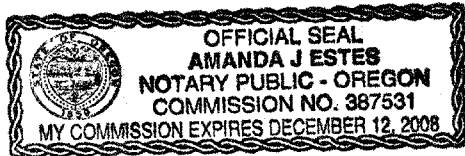
The true consideration for this conveyance is \$150,000.00.

Kelly Lee Gardner
KELLY LEE GARDNER

LORI ANN CROOK

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me on ^{February}~~January~~ 8, 2007, by Kelly Lee Gardner.



Amanda J. Estes
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
) ss.
County of _____)

The foregoing instrument was acknowledged before me on January _____, 2007, by Lori Ann Crook.

NOTARY PUBLIC FOR OREGON

AFTER RECORDING RETURN TO:

P. Scott McCleery
Doyle, Gartland, Nelson, McCleery &
Wade, P.C.
44 Club Road, Suite 200
Eugene, OR 97401

MAIL ALL TAX STATEMENTS TO:

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WARRANTY DEED -- STATUTORY FORM

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The true consideration for this conveyance is \$150,000.00.

KELLY LEE GARDNER

Lori Ann Crook

LORI ANN CROOK

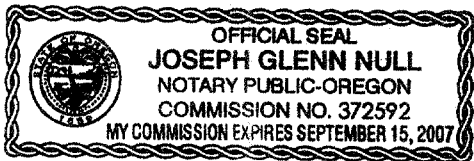
STATE OF OREGON)
) ss.
County of _____)

The foregoing instrument was acknowledged before me on January _____, 2007, by Kelly Lee Gardner.

NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
) ss.
County of Union)

The foregoing instrument was acknowledged before me on ^{February} ~~January~~ 7, 2007, by Lori Ann Crook.





NOTARY PUBLIC FOR OREGON

Unofficial Copy

Date: **February 13, 2007**

File No.: **7021-931623 (ALF)**

EXHIBIT 'A'

LEGAL DESCRIPTION:

LOT 12 IN BLOCK 3 OF CRES-DEL ACRES, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Unofficial
Copy

Initials: _____