

2007-002831

Klamath County, Oregon



00015445200700028310010010

02/20/2007 09:32:46 AM

Fee: \$21.00

After Recording Return to:

DON SCOTTEN and KAY SCOTTEN

411A North 1st St  
Lakeview, OR 97630

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ASPEN: 64386 PS

## WARRANTY DEED

(INDIVIDUAL)

LESLIE J. ADAMS, herein called grantor, convey(s) to DON SCOTTEN and KAY SCOTTEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3610-011AO TL 04900 KEY #328345

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 \$95,000.00.  
(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 29, 2007.

Leslie J. Adams  
LESLIE J. ADAMS

STATE OF OREGON, County of Klamath) ss.

On February 12, 2007 personally appeared the above named LESLIE J. ADAMS and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064386

Before me: Pam Shellito  
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



\$21-A