

2007-003455

Klamath County, Oregon



02/28/2007 03:11:54 PM

Fee: \$21.00

After Recording Return to:

CARI R. MORROW

*415 Boardman Ave
Klamath Falls OR 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

CARI R. MORROW

Same as above

ATE: 64446MS

WARRANTY DEED

(INDIVIDUAL)

WALTER L. MODEN and DONNA L. MODEN, husband and wife, herein called grantor, convey(s) to CARI R. MORROW, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 13 and 14, Block 11, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-002CA TL 08300 KEY #519200

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 \$144,900.00.
(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 February 27, 2007.

Walter L. Moden
WALTER L. MODEN

Donna L. Moden
DONNA L. MODEN

STATE OF OREGON, County of KLAMATH) ss.

On Feb. 27, 2007 personally appeared the above named WALTER L. MODEN and DONNA L. MODEN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



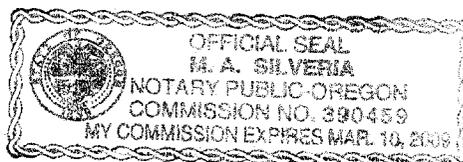
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064446

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: *3/10/09*

Official Seal



\$21-A