

2007-003921

## Klamath County, Oregon



00016790200700039210010017

03/09/2007 11:25:30 AM

**Fee: \$21.00****WARRANTY DEED -- STATUTORY FORM**

MATHEW W. DODSON, Grantor,

conveys and warrants to

XXXXXXXXXXXXX CHERR'EE L. FERRELL, as AN INDIVIDUAL  
Grantee, XXXXXXXXXXXXXXXXXXXXXXXX

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 12 in Block 17 of TRACT NO. 1061, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 130281

Map/Tax Lot No(s) : 23-09-13-C0-05800

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$94,900.00 .

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 6 day of March, 2007.

MATHEW W. DODSON

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on March 6, 2007 by MATHEW W. DODSON.

*Vaivasa R. Carpenter*  
(Notary Public for Oregon)  
My commission expires 7-5-09

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
MICHAEL K. & CHERR'EE FERRELL  
147 N SHARON RD  
TYGH VALLEY, OR 97063

TITLE NO. 78609  
ESCROW NO. 14-0006207

