

2007-004099

Klamath County, Oregon



03/12/2007 03:00:49 PM

Fee: \$21.00

After Recording Return to:

JAMES W. MC COMBER and STEPHANI RATHBURN

10845 Kincheloe Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES W. MC COMBER and STEPHANI RATHBURN

SAME AS ABOVE

ATE: 64448 MS

WARRANTY DEED
(INDIVIDUAL)

STEVEN D. HEDRICK SR and KATHLEEN S. HEDRICK, husband and wife, herein called grantor, convey(s) to JAMES W. MC COMBER and STEPHANI RATHBURN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Unit 10845 (Kincheloe Avenue), Tract No. 1336- FALCON HEIGHTS CONDOMINIUMS, STAGE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 164 MAP 3909-03400 TL 90112 KEY# 883674

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 \$129,900.00.
(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 March 6, 2007.

Steven D. Hedrick Sr.
STEVEN D. HEDRICK SR

Kathleen S. Hedrick
KATHLEEN S. HEDRICK

STATE OF OREGON, County of KLAMATH) ss.

On March 8, 2007 personally appeared the above named STEVEN D. HEDRICK SR and KATHLEEN S. HEDRICK and acknowledged the foregoing instrument to be their voluntary act and deed.

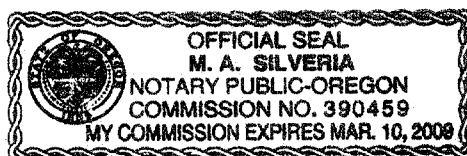
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064448

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$21-A