

2007-004193

Klamath County, Oregon



00017113200700041930010010

03/13/2007 03:11:23 PM

Fee: \$21.00

After Recording Return to:

LYNN F. CUNNINGHAM

4717 ~~4717~~ Meadow Glen Loop
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

LYNN F. CUNNINGHAM

Same as above

ATE: 64465 MS

WARRANTY DEED

(INDIVIDUAL)

GEORGE E. SHINN and NANCY M. SHINN, husband and wife, herein called grantor, convey(s) to LYNN F. CUNNINGHAM, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 36, Tract No. 1329, FIRST ADDITION TO EVERGREEN MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 100 MAP 3909-013AB TL 09100 KEY #886799

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 \$130,000.00.
(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: 3-7-07

George E Shinn
GEORGE E. SHINN

Nancy M Shinn
NANCY M. SHINN

STATE OF OREGON, County of Coos) ss.

On March 7, 2007 personally appeared the above named GEORGE E. SHINN and NANCY M. SHINN and acknowledged the foregoing instrument to be their voluntary act and deed.

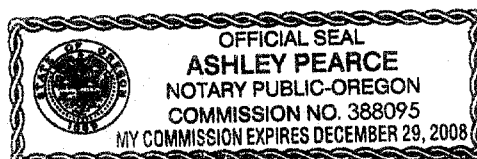
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064465

Before me: Ashley Pearce
Notary Public for Oregon
My commission expires: Dec 29, 08

Official Seal



\$21-A