

2007-004768

Klamath County, Oregon



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03/20/2007 09:01:38 AM

Fee: \$26.00

WARRANTY DEED

Shirley J. Frye, GRANTOR, for valuable consideration consisting of property or value given or promised which is the whole, true and actual consideration herein paid to grantor by Shirley J. Frye Revocable Trust dated February 26, 2007, GRANTEE, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all her interest in that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in Klamath County, Oregon, described as follows, to wit:

PROPERTY DESCRIPTION, Lot 21 in Block 5 of Tract No. 1042, Two Rivers North, according the official plat thereon on file in the Klamath County Oregon Plat Records, in Klamath County, Oregon.

To have and to hold the same unto the said grantee and grantee's heirs, successors, and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple in an undivided one-half interest in the above granted premises, free from all encumbrances excepting: NONE; and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

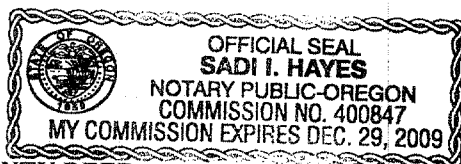
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES..

DATED this 26th day of February, 2007.

Shirley J. Frye
Shirley J. Frye

STATE OF OREGON, County of Lane } ss.

This instrument was acknowledged before me on February 26th, 2007 by Shirley J. Frye.



Sadi Hayes
Notary Public for Oregon

WARRANTY DEED

Shirley J. Frye

GRANTOR

TO:

Shirley J. Frye Revocable Trust dated February 26, 2007

GRANTEE

After Recording Return To:

Brian D. Cox
Cox & Associates, LLC
142 West 8th Avenue
Eugene, Oregon 97401

Until a change is requested, all tax statements shall be sent to the following address:

Shirley J. Frye, Trustee
Shirley J. Frye Revocable Trust dated February 26, 2007
2580 Gilham Road
Eugene, Oregon 97408

