

2007-005557

Klamath County, Oregon



00018645200700055570020027

03/26/2007 03:04:37 PM

Fee: \$26.00

After Recording Return to:

ANITA J. MOORE

P.O. Box 1133

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE: 64509 PS

WARRANTY DEED
(INDIVIDUAL)

RONALD O'DELL and CYNTHIA O'DELL, as tenants by the entirety, herein called grantor, convey(s) to ANITA J. MOORE, an unmarried woman, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 19, 20 and 21, Block 21, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029AC TL 01000 KEY #213931

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 \$180,500.00.
(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 2, 2007.

THIS DOCUMENT HAS BEEN SIGNED IN
COUNTERPART

RONALD O'DELL

Cynthia O'Dell
CYNTHIA O'DELL

STATE OF OREGON, County of Klamath) ss.

On March 16, 2007, 2007 personally appeared the above named ~~RONALD O'DELL~~ and CYNTHIA O'DELL and acknowledged the foregoing instrument to be ~~their~~ ^{HER} voluntary act and deed.

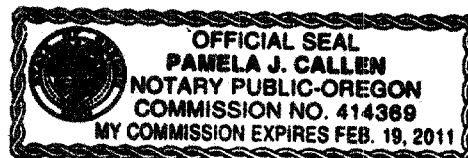
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064509

Before me: *Pamela J. Callen*
Notary Public for Oregon
My commission expires: 2-19-2011

Official Seal



After Recording Return to:

ANITA J. MOORE

P.O. Box 1133

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

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Dated March 2, 2007.

Ronald O'Dell

RONALD O'DELL

THIS DOCUMENT HAS BEEN SIGNED IN
COUNTERPART

Cynthia O'Dell

MICHIGAN *EATON*
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On March 20th, 2007 personally appeared the above named RONALD O'DELL and ~~CYNTHIA O'DELL~~ and acknowledged the foregoing instrument to be ~~their~~ ^{HIS} voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064509

Before me: *Patricia Ann Reynolds*

Notary Public for ~~Oregon~~

My commission expires:

Official Seal

PATRICIA ANN REYNOLDS, Notary Public
State of Michigan, County of Eaton
My Commission Expires March 22, 2012
Acting in the County of Calhoun