

2007-005844

Klamath County, Oregon



00018970200700058440010017

03/29/2007 10:37:30 AM

Fee: \$21.00

After Recording Return to:

KEVAN E. TIPTON and VALERIE Y. TIPTON

1217 Roseberg Circle
Roseville, Ca. 95678

Until a change is requested all tax statements

Shall be sent to the following address:

KEVAN E. TIPTON and VALERIE Y. TIPTON

Same as above

ATE: 64603ms

WARRANTY DEED
(INDIVIDUAL)

HOPE WINTHROP, herein called grantor, convey(s) to KEVAN E. TIPTON and VALERIE Y. TIPTON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 44, Block 27, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3610-012A0 TL 05200 KEY #329479


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 \$13,000.00.
(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 March 26, 2007.


HOPE WINTHROP

STATE OF Alabama County of mobile) ss.

On 28, March, 2007 personally appeared the above named HOPE WINTHROP and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064603

Before me:

Notary Public for Oregon

My commission expires:

8/10/10

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUG 10, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Official Seal

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 10, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS