

2007-007137

Klamath County, Oregon



00020500200700071370030033

04/18/2007 11:06:21 AM

Fee: \$31.00

After Recording Return to:

DARIN R. TRAUSCH

1100 Carlyle St.

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DARIN R. TRAUSCH

Same as above

Aspen: 64592 MS

## WARRANTY DEED

(INDIVIDUAL)

STEPHEN MAXHAM and JOY MAXHAM, husband and wife, herein called grantor, convey(s) to DARIN R. TRAUSCH AND CYNTHIA L. TRAUSCH, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as: \*as tenants by the entirety

Lots 1 and 2, Block 38, 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 13600 KEY #215083

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 \$195,000.00.

(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 April 16, 2007.

STEPHEN MAXHAM

JOY MAXHAM

STATE OF Oregon, County of Klamath ss.

On April 16, 2007 personally appeared the above named Joy Maxham and acknowledged the foregoing instrument to be her voluntary act and deed.

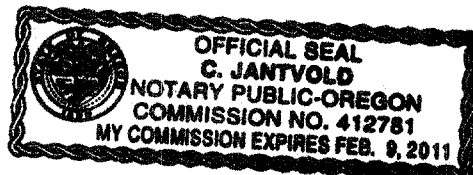
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064592

Before me: C. Jantvold  
Notary Public for Oregon  
My commission expires: 02/09/11

Official Seal



After Recording Return to:

DARIN R. TRAUSCH

1100 Carlyle St.  
Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DARIN R. TRAUSCH

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

**\*\* This Warranty Deed is being recorded in counterpart \*\***

STEPHEN MAXHAM and JOY MAXHAM, husband and wife, herein called grantor, convey(s) to DARIN R. TRAUSCH AND CYNTHIA L. TRAUSCH, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1 and 2, Block 38, 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.

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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

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Dated April 12, 2007.

\_\_\_\_\_

  
STEPHEN MAXHAM

\_\_\_\_\_

JOY MAXHAM

STATE OF \_\_\_\_\_, County of \_\_\_\_\_) ss.

On \_\_\_\_\_, 2007 personally appeared the above named  
\_\_\_\_\_ and acknowledged the foregoing instrument to be  
\_\_\_\_\_ voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064592

Before me: \_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Official Seal

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF LOS ANGELES )

[x] personally known to me

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Ingulf. MacKinnon

**MARTIE L. MacKIDD**  
COMM. #1489218  
NOTARY PUBLIC • CALIFORNIA  
LOS ANGELES COUNTY  
Comm. Exp. MAY 10, 2008

## OPTIONAL

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

X INDIVIDUAL

           CORPORATE OFFICER

TITLE(s)

— PARTNER(S)

— LIMITED

## GENERAL

\_\_ ATTORNEY-IN-FACT

— TRUSTEE(S)

\_\_ GUARDIAN/CONSERVATOR

OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Self

## WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

2

NUMBER OF PAGES

April 12, 2007

DATE OF DOCUMENT

Joy Maxham

SIGNER(S) OTHER THAN NAMED ABOVE