

2007-007232

Klamath County, Oregon



00020608200700072320010019

04/19/2007 11:37:56 AM

Fee: \$21.00

After Recording Return to:

DON SCOTTEN and KAY SCOTTEN

P.O. Box 64
Sprague River, OR. 97639

Until a change is requested all tax statements

Shall be sent to the following address:

DON SCOTTEN and KAY SCOTTEN

Same as above

ATE: 64659 PC

WARRANTY DEED

(INDIVIDUAL)

LYNN ROSENTHAL, herein called grantor, convey(s) to DON SCOTTEN and KAY SCOTTEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1, 2 and 4, Block 32, 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 3610-011A0 TL 04902 KEY #891455

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 \$15,000.00.
(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 18, 2007.


LYNN ROSENTHAL

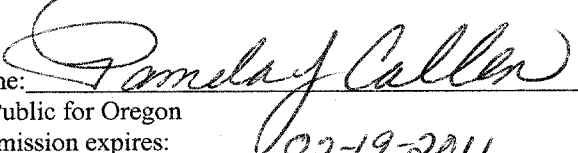
STATE OF OREGON, County of KLAMATH) ss.

On April 19, 2007 personally appeared the above named LYNN ROSENTHAL and acknowledged the foregoing instrument to be her voluntary act and deed.

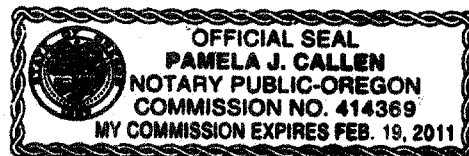
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064659

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



\$21-A