

2007-007847

Klamath County, Oregon



05/01/2007 03:12:11 PM

Fee: \$26.00

After Recording Return to:

RON I. WAGGONER

764 Wocus St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RON I. WAGGONER

Same as above

ATE: 64584PC

**WARRANTY DEED**  
(INDIVIDUAL)

LORETTA J. YOUNG, herein called grantor, convey(s) to **RON I. WAGGONER**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$175,000.00**.  
(here comply with the requirements of ORS 93.930)

*RE*  
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 27, 2007.

*Loretta J. Young*  
\_\_\_\_\_  
LORETTA J. YOUNG

STATE OF OREGON, County of **KLAMATH**) ss.

On April 27, 2007 personally appeared the above named **LORETTA J. YOUNG** and acknowledged the foregoing instrument to be her voluntary act and deed.

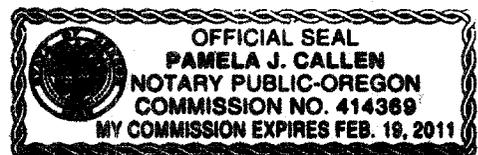
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064584

Before me: *Pamela J. Callen*  
Notary Public for Oregon  
My commission expires: *02-19-2011*

Official Seal



\$26-A

**Exhibit A**

**Lots 7 and 8, Block 3, BUENA VISTA 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.**

**TOGETHER WITH vacated Crater Street adjacent thereto.**

**CODE 001 MAP 3809-019CD TL 05800 KEY #435693**  
**CODE 001 MAP 3809-019CD TL 05700 KEY #435684**