

2007-008589

Klamath County, Oregon



00022213200700085890010014

05/10/2007 03:08:59 PM

Fee: \$21.00

After Recording Return to:

JANET R. PIERCE

2423 HOMEDALE RD
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ATE: 64636 ms

WARRANTY DEED

(INDIVIDUAL)

ALBERT L. JOHNSON and HARRIET JOHNSON, herein called grantor, convey(s) to JANET R. PIERCE herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 29, FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-011BA TL 05300 KEY #550433

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 \$235,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of LandAmerica Exchange Company as part of a tax deferred exchange for the benefit of the Grantee named herein.

(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.

ALBERT L. JOHNSON

HARRIET JOHNSON

STATE OF OREGON, County of Klamath) ss.

On May 3, 200⁷, personally appeared the above named ALBERT L. JOHNSON and HARRIET JOHNSON and acknowledged the foregoing instrument to be their 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.: 00064636

\$21-A

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

