

2007-008806

Klamath County, Oregon



00022458200700088060020023

05/14/2007 03:27:54 PM

Fee: \$26.00



After recording return to:
John C. Bonnet and Deborah A.
Bonnet
4316 Bartlett Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
John C. Bonnet and Deborah A.
Bonnet
4316 Bartlett Avenue
Klamath Falls, OR 97603

File No.: 7021-1040082 (ALF)
Date: May 08, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Larry I. Rank, Grantor, conveys and warrants to **John C. Bonnet and Deborah A. Bonnet, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 48, BLOCK 16, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1.,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$12,000.00**. (Here comply with requirements of ORS 93.030)

26-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

Dated this 11 day of May, 2007.

Larry I. Rank
Larry I. Rank

deceased
Ramona E. Rank

STATE OF Oregon)
County of ~~Klamath~~ ^{Was})ss.
~~MULTNOMAH~~)

This instrument was acknowledged before me on this 11 day of May, 2007
by **Larry I. Rank and Ramona E. Rank.**

[Signature]
Notary Public for Oregon
My commission expires: 1/6/09

