

2007-009106

Klamath County, Oregon



00022803200700091060010012

05/18/2007 11:45:56 AM

Fee: \$21.00

After Recording Return to:

FRANK D. SUMNER and STEPHANIE D. SUMNER

8112 Rockinghorse Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

FRANK D. SUMNER and STEPHANIE D. SUMNER

Same as above

### WARRANTY DEED

(INDIVIDUAL)

ATE: 64676 ms

KEITH M. ANDERSON and JOSEFINA V. ANDERSON, herein called grantor, convey(s) to FRANK D. SUMNER and STEPHANIE D. SUMNER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 3 of Major Land Partition No. 34-90, situated in the SW 1/4 of Section 18 and the N 1/2 of Section 19, in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 170 MAP 3910-019A0 TL 02301 KEY #872860

CODE 170 MAP 3910-019B0 TL 00102 KEY #872859

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 \$410,000.00.  
(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 May 16, 2007.

Keith M. Anderson  
KEITH M. ANDERSON

Josefina V. Anderson  
JOSEFINA V. ANDERSON

STATE OF OREGON, County of Klamath ) ss.

On May 16, 2007 personally appeared the above named KEITH M. ANDERSON and JOSEFINA V. ANDERSON and acknowledged the foregoing instrument to be their voluntary act and deed.

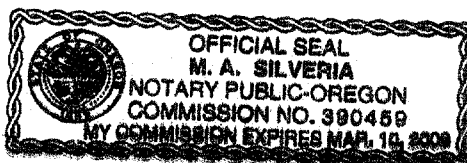
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064676

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



\$21-17