

2007-009737

Klamath County, Oregon



05/30/2007 03:35:30 PM

Fee: \$21.00

After Recording Return to:  
MATTHEW J. MELSNESS and AUBRIE E. MELSNESS  
P. O. Box 41  
Bonanza, OR 97623  
Until a change is requested all tax statements  
Shall be sent to the following address:  
MATTHEW J. MELSNESS and AUBRIE E. MELSNESS  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

AT2: 64738 PC

CLANCY ROTH who acquired title as CLANCY TOFELL, herein called grantor, convey(s) to MATTHEW J. MELSNESS and AUBRIE E. MELSNESS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, DAVIS SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 011 MAP 3911-009DA TL 02600 KEY# 700496

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 \$145,000.00.  
(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 25, 2007.

Clancy Roth  
CLANCY ROTH

STATE OF OREGON, County of KLAMATH) ss.

On MAY 25, 2007 personally appeared the above named CLANCY ROTH and acknowledged the foregoing instrument to be her voluntary act and deed.

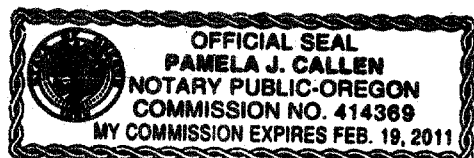
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064738

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

Official Seal



#21-A