

2007-010734

Klamath County, Oregon



00024736200700107340010016

06/14/2007 02:27:51 PM

Fee: \$21.00

After Recording Return to:

KENNETH D. SENA and DIANE R. SENA

4640 Vacaville Midway Rd.
Vacaville, Ca. 94688

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH D. SENA and DIANE R. SENA

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 64863ms

DOUGLAS J. MAULT, herein called grantor, convey(s) to KENNETH D. SENA and DIANE R. SENA, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Tract No. 1242, PLUM VALLEY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 053 MAP 3709-03300 TL 00200 KEY #380395

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 \$160,000.00.
(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 June 8, 2007.

DOUGLAS J. MAULT

STATE OF CALIFORNIA County of RIVERSIDE ss.

On June 11, 2007 personally appeared the above named DOUGLAS J. MAULT and acknowledged the foregoing instrument to be HIS 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.: 00064863

Before me:
Notary Public for California

My commission expires: May 22, 2011

Official Seal

