

2007-010901

Klamath County, Oregon



00024946200700109010020024

06/18/2007 11:19:20 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Kathryn Millspaugh  
33597 SE Kelso Road  
Boring, OR 97009

GRANTOR'S NAME AND ADDRESS:

Klamath Country Partnership  
41-905 Boardwalk, Suite T-360  
Palm Desert, CA 92211

GRANTEE'S NAME AND ADDRESS:

Kathryn Millspaugh  
33597 SE Kelso Road  
Boring, OR 97009

SEND TAX STATEMENTS TO:

Kathryn Millspaugh  
33597 SE Kelso Road  
Boring, OR 97009

WARRANTY DEED

1ST 1049045

**KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTRY PARTNERSHIP**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **KATHRYN MILLSPAUGH**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 30, 31, 32, Block 3, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**SUBJECT TO:** Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except (none), and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

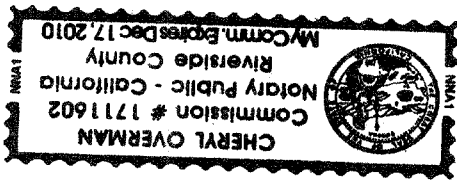
IN WITNESS WHEREOF, the grantor has executed this instrument this 11<sup>th</sup> day of April, 2007; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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)).

Carol Hope, Partner  
Carol Hope, Partner

STATE OF CALIFORNIA; County of Riverside ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11 day of April, 2007, by Carol Hope, Partner.



Cheryl Overman  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission expires: