

2007-011998

Klamath County, Oregon



00026270200700119980010013

07/03/2007 03:04:19 PM

Fee: \$21.00

After Recording Return to:

ARTHUR W. NESS and VON D. NESS

275 Washington Dr.  
milpitas, Ca. 95035

Until a change is requested all tax statements

Shall be sent to the following address:

ARTHUR W. NESS and VON D. NESS

Same as above

ATE: 64954 MS

# WARRANTY DEED

(INDIVIDUAL)

PHILIP L. MERREL, herein called grantor, convey(s) to ARTHUR W. NESS and VON D. NESS, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 16, Block 35, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3510-028A0 TL 04000 KEY #271994

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 \$8,500.00.  
(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 22, 2007.

PHILIP L. MERREL

STATE OF CALIFORNIA, County of CONTRA COSTA) ss.

On June 25<sup>th</sup>, 2007 personally appeared the above named PHILIP L. MERREL and acknowledged the foregoing instrument to be HIS voluntary act and deed.

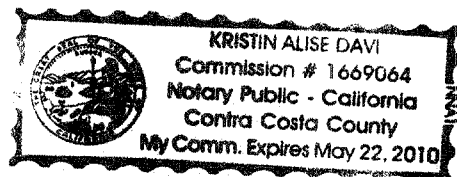
This document is filed at the request of:

Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064954

Before me:   
Notary Public for California  
My commission expires: May 22, 2010

Official Seal



#21-A