

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC1396 - 8830

Kenneth Gearhart, Judy Gearhart, April  
PO Box 1189 Gearhart  
Fernley, NV 89408

Grantor's Name and Address

Kenneth, Judy and April Gearhart &  
PO Box 1189 Clint Burdette  
Fernley, NV 89408

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

above address

Until requested otherwise, send all tax statements to (Name, Address, Zip):

no change

2007-012001

Klamath County, Oregon



00026273200700120010020029

SPACE RESE  
FOR  
RECORDER

07/03/2007 03:24:03 PM

Fee: \$26.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KENNETH GEARHART, JUDY GEARHART AND APRIL GEARHART,  
NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by KENNETH GEARHART, JUDY  
GEARHART, APRIL GEARHART AND CLINT BURDETTE, NOT AS TENANTS IN COMMON, BUT WITH RIGHT\*\*,  
hereinafter called 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 KLAMATH County, State of Oregon, described as follows, to-wit:

in  
Lot 24 Block 1 of BRYANT TRACTS NO. 2, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM  
a strip of land 5 feet wide along the North side of said lot, conveyed to Klamath  
County by deed recorded June 4, 1958 in Volume 299, page 638, Deed of Records of  
Klamath County, Oregon.

Tax Account No:3809-034DD-06800-000

Key No:446057

AMERITITLE, has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

\*\*of survivorship

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 (if no exceptions, so state):

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 \$ 1.00. ① However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on June 28, 2007; if grantor  
is a corporation, 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 TRANSFER-  
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,  
UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROP-  
ERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK  
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-  
FY APPROVED USES, 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  
ORS 197.352.

Kenneth Gearhart  
Judy Gearhart  
April Gearhart

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 28, 2007  
by Kenneth Gearhart and April Gearhart

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Heather Sciurba

Notary Public for Oregon

My commission expires

Feb. 9, 2010

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State of ~~Oregon~~ NEVADA <sup>SS</sup>  
County of ~~Klamath~~ LYON

This instrument was acknowledged before me on July 2, 2007, by  
Judy GEARHART

S. Beaty  
(Notary Public for ~~Oregon~~) <sup>SS</sup>  
NEVADA

My Commission expires 9-12-2010

