2007-012692 Klamath County, Oregon



07/17/2007 03:22:31 PM

Fee: \$36.00

After recording return to:
WESTERN TITLE & ESCROW COMPANY

PO BOX 3584 SUNRIVER, OR 97707

WARRANTY DEED -- STATUTORY FORM

VIRGINIA L. GREEAR and ALBERT A. ROSSI. Grantor,

conveys and warrants to

CHARLES R. WASHBURN and EILEEN M. WASHBURN, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Tax Account No(s): 141698

Map/Tax Lot No(s): 2310-03600-03400

This property is free from encumbrances, EXCEPT: All those items of record, is any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$67,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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.

Dated this 7 day of July, 2007.
Hudner Steller
VIKGINA L. GREEAR
✓ SĬGNED IN COUNTERPART
ALBERT A. ROSSI
STATE OF CALIFORNIA, COUNTY OF) SS.
This instrument was acknowledged before me on July, 2007 by VIRGINIA L.
GREEAR and ALBERT A. ROSSI.
(Notary Public)
My commission expires
- notate interpretation and control of the state of the s
TITLE NO. 13-0010607

ESCROW NO.

13-0010607

36

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

personally known to me proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and taby by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. Place Notary Seal Above	State of California County of Los Angeles On July 9, 2007 before me, personally appeared Virginia	Assert Day Andrary Public Name and Title of Officer (e.g., "Jane Doe, Notary Public") L. Greech Name(s) of Signer(s)
Though the information below is not required by law, it may prove valuable to persons of the document and outly public and the document and outly public and the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent emoval and reattechment of the formation below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent emoval and reattechment of the formation below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent emoval and reattechment of the formation below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent emoval and reattechment of the formation below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent emoval and reattechment of the formation to another document. Description of Attached Document Title or Type of Document: Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Trustee Guardian or Conservator Other:		☐ personally known to me
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document: Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: RIGHT THUMBERINT Top of thumb here	Commission # 1717630 Notary Public - California Los Angeles County	to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment or this form to another document. Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Other: Trustee Guardian or Conservator Other:		Signature of Motary Public
Title or Type of Document: Document Date: Number of Pages: Number of Pages: Number of Pages: Number of Pages: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Trustee Guardian or Conservator Other:	Though the information below is not required by law and could prevent fraudulent removal an	y, it may prove valuable to persons relying on the document
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Number of Pages: Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General OF SIGNER Top of thumb here Guardian or Conservator Other: Other:		Deed - Statutory torm
Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General OF SIGNER Top of thumb here RIGHT THUMBPRINT OF SIGNER Top of thumb here Guardian or Conservator Other: Other:	Document Date: 5uly 8 200	Number of Pages:
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Top of thumb here Guardian or Conservator Other:	Signer(s) Other Than Named Above:	
	Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other:	☐ Individual ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:

After recording return to: WESTERN TITLE & ESCROW COMPANY PO BOX 3584 SUNRIVER, OR 97707

Until a change is requested all tax statements shall be sent to the following address: CHARLES R. WASHBURN EILEEN M. WASHBURN

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day of July, 2007. Dated this _

> SIGNED IN COUNTERPA VIRGINIA L. GREEAR

ALERT A ROSST

STATE OF CALIFORNIA, COUNTY OF O RANGE SS.

OBBR GREERR and ALBERT A. ROSSI.

ennie 109/ (Notary Public

My commission expires APRIL

TITLE NO.

13-0010607

ESCROW NO.

13-0010607

BONNIE ROGERS COMM...1737664 NOTARY PUBLIC CALIFORNIA **ORANGE COUNTY** My Term Exp. April 8, 2011

Lot 1 in Block 9 of SUN FOREST ESTATES Tract No. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

