

2007-013992

Klamath County, Oregon



00028693200700139920010019

08/08/2007 02:59:21 PM

Fee: \$21.00

After Recording Return to:

JAMES D. CENTER and SARA E. CENTER

477-920 Alta Dr.
Sussexville, Ca. 96150

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES D. CENTER and SARA E. CENTER

Same as above

ATE: 64982 MS

WARRANTY DEED

(INDIVIDUAL)

BEVERLY J. FIGONE, herein called grantor, convey(s) to JAMES D. CENTER and SARA E. CENTER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3610-012C0 TL 00800 KEY #330680

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 \$35,000.00.

(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 August 1, 2007.

Beverly J. Figone
BEVERLY J. FIGONE

STATE OF CALIFORNIA County of Calaveras) ss.

On August 6, 2007 personally appeared the above named BEVERLY J. FIGONE and acknowledged the foregoing instrument to be her voluntary act and deed.

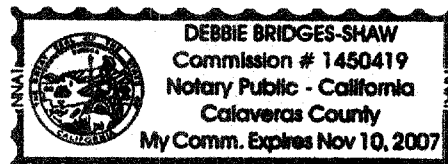
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064982

Before me: Debbie Bridges Shaw
Notary Public for California
My commission expires: 11-10-07

Official Seal



#21-A