

2007-014377

Klamath County, Oregon



00029167200700143770010017

08/15/2007 11:49:10 AM

Fee: \$21.00

After Recording Return to:

DANIEL F. KUGLER and VIRGINIA M. KUGLER

3125 Hillyard Ave

Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DANIEL F. KUGLER and VIRGINIA M. KUGLER

Same as above 3125 Hillyard Avenue

Klamath Falls, Or. 97603

## WARRANTY DEED

(INDIVIDUAL)

ATE: 65042MS

JUDITH D. LEWIS, herein called grantor, convey(s) to DANIEL F. KUGLER and VIRGINIA M. KUGLER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 18, Block 2, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-015AA TL 03700 KEY #577281

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 \$165,500.00.  
(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 August 10, 2007.

JUDITH D. LEWIS

STATE OF OREGON, County of Klamath) ss.

On August 15, 2007 personally appeared the above named JUDITH D. LEWIS 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.: 00065042

Before me:   
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal

