

2007-014593

Klamath County, Oregon



00029419200700145930010015

08/17/2007 03:34:28 PM

Fee: \$21.00

After Recording Return to:

JAMES D. ALAMEDA

7942 Vamac Rd
Dublin Ca 94568

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES D. ALAMEDA

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65121MS

GLENN C. BROWN and LINDA S. BROWN, herein called grantor, convey(s) to JAMES D. ALAMEDA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northerly 1/2 of Tract No. 14, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-003DD TL 02900 KEY #529878

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 \$100,425.00.
(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 16, 2007.

GLENN C. BROWN

LINDA S. BROWN

STATE OF OREGON, County of

) ss.

On August 17, 2007 personally appeared the above named GLENN C. BROWN and LINDA S. BROWN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065121

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

