

2007-015524

Klamath County, Oregon



00030536200700155240020022

09/04/2007 10:53:42 AM

Fee: \$26.00

After Recording Return to:

CHRIS WAMPLER

35000 Sprague River Road

Sprague River OR 97639

Until a change is requested all tax statements

Shall be sent to the following address:

CHRIS WAMPLER

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE:65151ms

NANCY L. JAMES, herein called grantor, convey(s) to CHRIS WAMPLER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

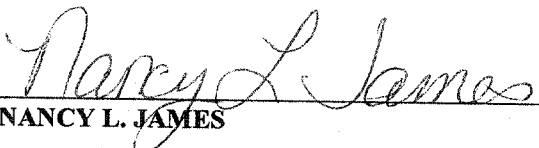
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$103,000.00.
(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 28, 2007.


NANCY L. JAMES

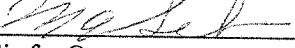
STATE OF OREGON, County of Klamath) ss.

On August 29, 2007 personally appeared the above named NANCY L. JAMES 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.: 00065151

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

Official Seal

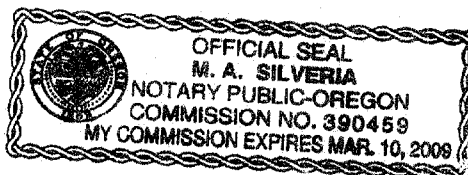


Exhibit A

That portion of Lots 1 and 2, Block 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning 50 feet Westerly from the Northeast corner of Lot 1, Block 41, HOT SPRINGS ADDITION; thence Southerly at right angles to Auburn Street 100 feet; thence Westerly parallel to Auburn Street 50 feet; thence Northerly and at right angles to Auburn Street 100 feet; thence 50 feet Easterly along the South side of Auburn Street to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Westerly 3/10 (0.3) feet.

Code 001 Map R-3809-028CD-08600-000 Key# R373456