

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Larry E. LaVoie & Anna L. LaVoie
7336 Ruth Drive
Klamath Falls OR 97603

Grantor's Name and Address

Sharon I. Floren
4617 Alt Court
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Sharon I. Floren
4617 Alt Court
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Sharon I. Floren
4617 Alt Court
Klamath Falls OR 97603

2007-015616

Klamath County, Oregon



00030644200700156160010018

SPACE RESEF
FOR
RECORDER'S

09/05/2007 09:48:42 AM

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Larry E. LaVoie and Anna L. LaVoiehereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Sharon I. Florenhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 2, Block 2, TRACT NO. 1085, Country Green,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Including a 1974 Pressed Steel manufactured home, Plate
X108362, Home ID # 185519.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): 2007-2008 Real Property taxes a lien not yet due and payable

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

all The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 72,458.39. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August 31, 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Larry E. LaVoie
Anna L. LaVoie

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on August 31, 2007, by Larry E. LaVoie and Anna L. LaVoie

This instrument was acknowledged before me on _____

by _____

as _____



Stephanie Goyette
Notary Public for Oregon
My commission expires July 19, 2011