

2007-015871

Klamath County, Oregon



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09/10/2007 12:31:37 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Michael Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Juanita S. Fairclo
6422 Hilyard
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Juanita Fairclo, nka
Juanita S. Good, Trustee of
The Juanita Fairclo Trust,
U.A.D. November 8, 1999
6422 Hilyard
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Juanita S. Goode
6422 Hilyard
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JUANITA S. FAIRCLO nka JUANITA S. GOODE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JUANITA FAIRCLO, nka JUANITA S. GOODE, TRUSTEE OF THE JUANITA FAIRCLO TRUST, U.A.D., 11-08-1999**, hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

The Southwesterly 35 feet of Lot 8 in Block 49 Nichols Addition to the City of Klamath Falls. EXCEPT the Southeasterly 7 feet, deeded to the City of Klamath Falls, for alley, by Deed recorded October 16, 1923, in Book 63, Page 67, Deed Records, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Tax Account No. R413699
Tax Map No.: R-3809-032AA-06600-000

TO HAVE AND TO HOLD THE SAME unto the 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: None, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

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)).

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of September, 2007.

Juanita S. Fairclo
Juanita S. Fairclo, nka

Juanita S. Goode
Juanita S. Goode

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10 day of September, 2007, by Juanita S. Fairclo, nka Juanita S. Goode.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10

