

2007-017105

Klamath County, Oregon



10/01/2007 02:01:18 PM

Fee: \$26.00

After Recording Return to:

CHRISTOPHER A. LEESEBERG

3437 BRISTOL AVE.
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

CHRISTOPHER A. LEESEBERG

Same as above 3437 Bristol Avenue

Klamath Falls, OR 97603

WARRANTY DEED

(INDIVIDUAL)

ATE: 65186 MS

CHARLES W. MOWDY and ROBERTA MARIE MOWDY, herein called grantor, convey(s) to CHRISTOPHER A. LEESEBERG, 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 **\$88,000.00.**
(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)).

CA

Dated September 26, 2007.

Charles W. Mowdy

CHARLES W. MOWDY
Roberta Marie Mowdy

ROBERTA MARIE MOWDY

STATE OF OREGON, County of Klamath) ss.

On September 26, 2007 personally appeared the above named CHARLES W. MOWDY and ROBERTA MARIE MOWDY and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

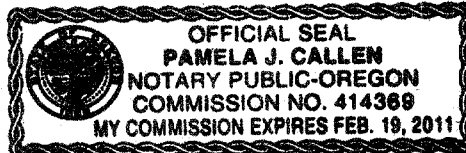


525 Main Street
Klamath Falls, OR 97601
Order No.: 00065186

Before me: *Pamela J. Callen*

Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



206-17

Exhibit A

The West 58 feet of the following described property:

Lot 9, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 120 feet, the East 70 feet and the Southerly 5 feet thereof.

CODE 041 MAP 3909-010DB TL 04201 KEY #871944