

ESC

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



Karen S Curry
4113 Langell Valley Rd.
Bonanza, Or 97623
Grantor's Name and Address

SAME

Grantee's Name and Address

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

SAME

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

Same

2007-018458

Klamath County, Oregon



00034050200700184580010011

SPACE RESEI
FOR
RECORDER'S USE

10/26/2007 01:31:23 PM

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Karen S Curry

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Karen Sue Curry

hereinafter 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:

Parcel of land located in Riverside Tracts Lot 11 in SE 1/4 of the NW 1/4 of Section 13, T.39S., R.11E., W.M., Klamath County, Oregon, being more particularity described as follows:

From a point which is located 1,320 feet east and 340 feet north, plus or minus, of the one-quarter corner on the west boundary of said section 13, said point being on the northern right of way of East Langell Valley Road, also known as Market Road No.3, thence easterly along said northern right of way 750 feet to the True Point of Beginning, thence continuing easterly along said northern right of way 570 feet; thence North, leaving said northern right of way, 382.10 feet, thence West 570 feet; thence southerly 382.10 feet, plus or minus, to the point of beginning, containing 5 Acres M/L

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):

_____, 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 -. 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. (The sentence between the symbols ®, 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 _____; 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 26, 2007 by KAREN SUE CURRY

This instrument was acknowledged before me on _____

by _____ as _____ of _____



Notary Public for Oregon

My commission expires

March 13, 2010