

MTC 80949



2007-019110

Klamath County, Oregon



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11/07/2007 03:28:59 PM

Fee: \$21.00

TITLE NO. 0080949  
ESCROW NO. EU07-2744  
TAX ACCT. NO. 165635  
MAP/TAX LOT NO. 2607 001C0 07800 000

## WARRANTY DEED -- STATUTORY FORM

**TIMOTHY A. SHARR, NICOLE M. McWHORTER, ROBERT W. PRESZLER and BERNADETTE M. PRESZLER, with rights of survivorship, Grantor,**

conveys and warrants to

**TIMOTHY B. CARD, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

Lot 23 in Block 8 of TRACT NO. 1123, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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.**

Except the following encumbrances:  
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$35,000.00 .

Dated this 5<sup>th</sup> day of November, 2007

TIMOTHY A. SHARR

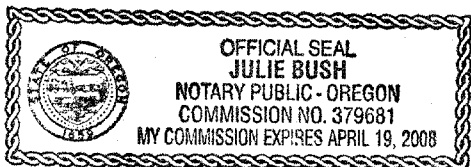
NICOLE M. MCWHORTER

ROBERT W. PRESZLER

BERNADETTE M. PRESZLER

State of Oregon  
County of Lane

This instrument was acknowledged before me on November 5, 2007 by TIMOTHY A. SHARR, NICOLE M. MCWHORTER, ROBERT W. PRESZLER and BERNADETTE M. PRESZLER.



(Notary Public for Oregon)

My commission expires

4/19/08

TIMOTHY A. SHARR  
38480 HAROLD ROAD  
DEXTER, OR 97431

GRANTOR'S NAME AND ADDRESS

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

TIMOTHY B. CARD  
28507 KOKKELER ROAD  
EUGENE, OREGON 97402

GRANTEE'S NAME AND ADDRESS

After recording return to:

**Cascade Escrow**  
811 Willamette Street  
Eugene, OR 97401

2/14/08