

2007-019154
Klamath County, Oregon



00034860200700191540020022

11/08/2007 11:35:23 AM

Fee: \$26.00

After Recording Return to:
JANICE S. WILBUR
117 S 400 East
Cedar City, UT 84720
Until a change is requested all tax statements
Shall be sent to the following address:
JANICE S. WILBUR
Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE! 65333R

BILL D. DONOVAN AND JUDY L. DONOVAN who acquired title as JUDY S. DONOVAN, husband and wife, herein called grantor, convey(s) to JANICE S. WILBUR, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 53, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 036 MAP 3811-023B0 TL 01000 KEY #473918

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 \$35,500.00.
(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)).

Dated October 30, 2007.

Bill D. Donovan
BILL D. DONOVAN

Judy L. Donovan
JUDY L. DONOVAN

STATE OF CALIFORNIA, County of _____ ss.

On _____, 2007 personally appeared the above named BILL D. DONOVAN and JUDY L. DONOVAN 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.: 00065333

Before me: _____
Notary Public for California
My commission expires: _____

Official Seal

"please see attached document"

#26-A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Monterey

ss.

On

10/30/07

Date

before me,

Felicia Hernandez, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally

appeared

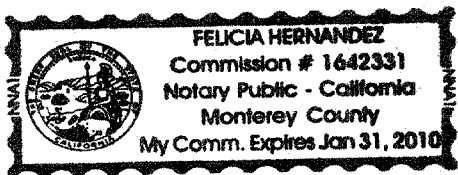
Bill D. Donovan and

Name(s) of Signer(s)

Judy L. Donovan

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Felicia Hernandez

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

10/30/07

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here