

2007-019634

Klamath County, Oregon



11/19/2007 03:19:53 PM

Fee: \$26.00

After Recording Return to:

PATRICK G. ROCHE and PATRICIA K. ROCHE  
17243 Cougar Ridge Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

PATRICK G. ROCHE and PATRICIA K. ROCHE  
17243 Cougar Ridge Road  
Klamath Falls, OR 97603

**WARRANTY DEED**  
(INDIVIDUAL)

ATE: 65392ms

NEIL F. LARKINS and JENIFER R. LARKINS, herein called grantor, convey(s) to PATRICK G. ROCHE and PATRICIA K. ROCHE, husband and wife, 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 \$390,000.00.  
(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)).

Dated November 16, 2007.

NEIL F. LARKINS  
  
JENIFER R. LARKINS

STATE OF OREGON, County of Klamath) ss.

On November 19, 2007 personally appeared the above named NEIL F. LARKINS and JENIFER R. LARKINS and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

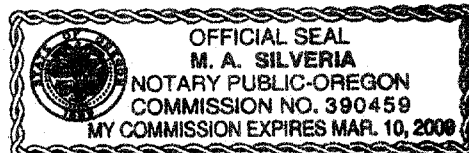
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065392

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



#26-14

**Exhibit A**

**The Southerly 166.50 feet of the NW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4, Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**AND the Southerly 166.50 feet of the Westerly 65.37 feet of the following described property:**

**The NE 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**CODE 022 MAP 4008-021C0 TL 01400 KEY #625611**