

2007-019913
Klamath County, Oregon



11/26/2007 02:02:49 PM

Fee: \$21.00

After Recording Return to:

GREGORY J. FOX

PO Box 275

MALIN OR 97632

Until a change is requested all tax statements
Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

ATZ: 65335 PS

LAWRENCE E. GRAHAM, herein called grantor, convey(s) to GREGORY J. FOX, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 64, CITY OF MALIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 013 MAP 4112-015CB TL 09100 KEY #125199

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 \$69,000.00.
(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 October 24, 2007.

LAWRENCE E. GRAHAM

STATE OF OREGON, County of Klamath) ss.

On November 26, 2007 personally appeared the above named LAWRENCE E. GRAHAM 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.: 00065335

Before me: Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

