

2007-020028

Klamath County, Oregon



00035912200700200280010013

11/28/2007 02:51:57 PM

Fee: \$21.00

After Recording Return to:

WADE R. ARDOLINO

3310 Sunshine Place
K-Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

WADE R. ARDOLINO

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 653469C

DARYL DAWSON and SHELLY DAWSON, herein called grantor, convey(s) to WADE R. ARDOLINO, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 6, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012BB TL 05000 KEY #560663

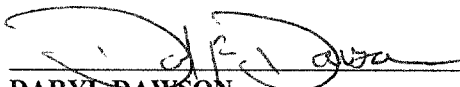
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage


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 \$200,000.00.
(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 21, 2007.


DARYL DAWSON


SHELLY DAWSON

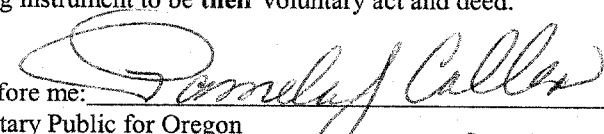
STATE OF OREGON, County of KLAMATH) ss.

On NOVEMBER 26, 2007 personally appeared the above named DARYL DAWSON and SHELLY DAWSON and acknowledged the foregoing instrument to be their voluntary act and deed.

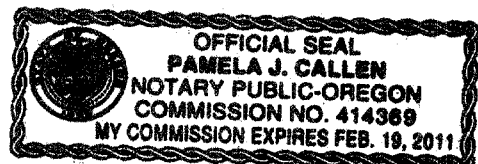
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065346

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



\$21-14