

2007-020240

Klamath County, Oregon



00036167200700202400010014

12/03/2007 03:55:37 PM

Fee: \$41.00

After Recording Return to:
KARA ALLEN RICHARDS
5576 American Avenue
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
KARA ALLEN RICHARDS
5576 American Avenue
Klamath Falls, OR 97603

ATE: 65342MS

WARRANTY DEED
(INDIVIDUAL)

TREAVOR G. COATS, herein called grantor, convey(s) to KARA ALLEN RICHARDS, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 2, Tract No. 1096, AMERICANA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 064 MAP 3909-014DA TL 01900 KEY #574952

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 \$258,000.00.
(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 30, 2007.


TREAVOR G. COATS

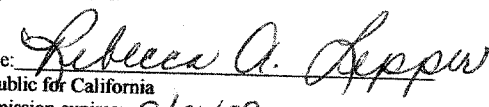
STATE OF CALIFORNIA, County of Butte) ss.

On 11/30, 2007 personally appeared the above named TREAVOR G. COATS and acknowledged the foregoing instrument to be HIS voluntary act and deed.

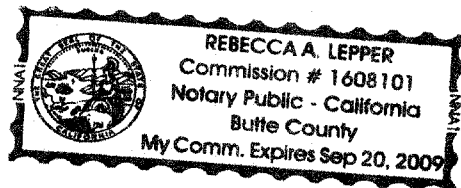
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00065342

Before me: 
Notary Public for California
My commission expires: 9/20/09

Official Seal



\$41.00