

2007-020465
Klamath County, Oregon



00036421200700204650010019

12/05/2007 03:42:34 PM

Fee: \$21.00

After Recording Return to:
J. ANDREW HERBST
5142 Hickory Lane
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
J. ANDREW HERBST
5142 Hickory Lane
Klamath Falls, OR 97601

ATE: 65361MS

WARRANTY DEED
(INDIVIDUAL)

JAMES A. WINTER and KUM HUI WINTER, husband and wife, herein called grantor, convey(s) to J. Joel A. ANDREW HERBST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 25, Tract No. 1416, THE WOODLANDS PHASE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3808-036DC TL 03500 KEY #890992

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 \$251,000.00.
(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 29, 2007.

JAMES A. WINTER

KUM HUI WINTER

STATE OF CALIFORNIA, County of San Joaquin ss.

On Nov. 29, 2007 personally appeared the above named JAMES A. WINTER and KUM HUI WINTER and acknowledged the foregoing instrument to be THEIR 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.: 00065361

Before me:
Notary Public for California
My commission expires:

Official Seal

Amy H. Jing
Amy H. Jing
July 20, 2009

