FORM No. 633 – WARRANTY DEED (Individual or Corporate).

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ESC

OWEN P WATTS
3107 AUSTIN ST
KLAMATH FALLS OR 97603
Grantor's Name and Address

WENDALL G ALLEN
1853 BELLA CT SE
ALBANY OR 97322
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

OWEN P WATTS
3107 AUSTIN ST
KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

NO CHANGE

2007-020656
Klamath County, Oregon

0003664420070020656001 0014

SPACE RES
FOR
RECORDER'S

12/10/2007 02:45:41 PM   Fee: $21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ____ WENDALL G ALLEN ____,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ____
OWEN P WATTS ____,
hereinafter called grantee. does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in ____ KLAMATH ____ County, State of Oregon, described as follows, to-wit:

Beginning at an iron pin on the North 40 line which lies North89°49' West, a distance of 508 feet from the iron pin which marks the Northeast corner of Lot 3, in Section 31, Township 37, South, Range 9 East of the Willamette Meridian, running thence, continuing North 89° 49' West, a distance of 167.6 feet to an iron pin; thence South 26° 39' West 214.5 feet to an iron pin; thence South 63°21' East, a distance of 150 feet to an iron pin; thence North 25°39' East, a distance of 316.3 feet, more or less, to the palce of beginning, being situated in Lot 3 of said Section, Township and Range;

SUBJECT TO: Easement and rights of way of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): ____

____ NONE ____

____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.   FULFILLMENT
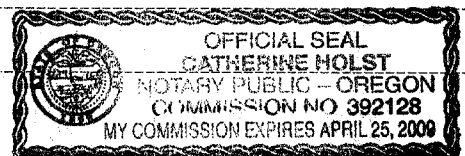
The true and actual consideration paid for this transfer, stated in terms of dollars, is $____ CONTRACT ____. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration.① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on ____ 11-26-07 ____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 INSTRU-MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-FY APPROVED USES, 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 ORS 197.352.

Wendall D Allen

OFFICIAL SEAL
CATHERINE HOLST
NOTARY PUBLIC – OREGON
COMMISSION NO 392128
MY COMMISSION EXPIRES APRIL 25, 2009

STATE OF OREGON, County of ____ Linn ____) ss.

This instrument was acknowledged before me on ____ November 26, 2007 ____,
by ____ Wendall G Allen ____

This instrument was acknowledged before me on ____

by ____

as ____

of ____

OFFICIAL SEAL
CATHERINE HOLST
NOTARY PUBLIC – OREGON
COMMISSION NO 392128
MY COMMISSION EXPIRES APRIL 25, 2009

Catherine Holst
Notary Public for Oregon
My commission expires ____ April 25, 2009 ____