

2007-021017

Klamath County, Oregon



12/17/2007 12:20:22 PM

Fee: \$21.00

After Recording Return to:

JOHN W. DOHERTY

12171 Krestrel Road

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN W. DOHERTY

12171 Krestrel Road

Klamath Falls, Or. 97601

WARRANTY DEED

(INDIVIDUAL)

ATE: 65426MS

GERALD SCHALLER and JANET C. DUXBURY, herein called grantor, convey(s) to JOHN W. DOHERTY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 709, RUNNING Y RESORT PHASE 9, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 162, MAP 3808-010CO TL 03900 KEY #886697

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 \$375,000.00.
(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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007

Dated December 11, 2007.

Gerald Schaller

GERALD SCHALLER

Janet C. Duxbury

JANET C. DUXBURY

STATE OF OREGON, County of ^{Jackson} ~~Klamath~~ ss.

On Dec. 13, 2007 personally appeared the above named GERALD SCHALLER and JANET C. DUXBURY and acknowledged the foregoing instrument to be their voluntary act and deed.

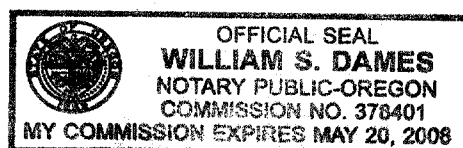
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65426MS

Before me: *William S. Dames*
Notary Public for Oregon
My commission expires: 5-20-08

Official Seal



#21-A