

2007-021324

Klamath County, Oregon



00037431200700213240010013

12/21/2007 03:36:35 PM

Fee: \$21.00

After Recording Return to:

KEVIN E. DONAHUE

5225 HWY 97 NORTH
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

KEVIN E. DONAHUE

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65456 PC

GOLDEN HAMILTON, herein called grantor, convey(s) to **KEVIN E. DONAHUE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 7, Block 2, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3510-015A0 TL 01600 KEY #259865

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 **\$4,500.00**.
(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 OF THE LOT OR PARCEL, 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 18, 2007**.



GOLDEN HAMILTON

STATE OF LOUISIANA, ^{Parish} County of Webster ss.

On December 20, 2007 personally appeared the above named **GOLDEN HAMILTON** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:




525 Main Street
Klamath Falls, OR 97601
Order No.: 00065456

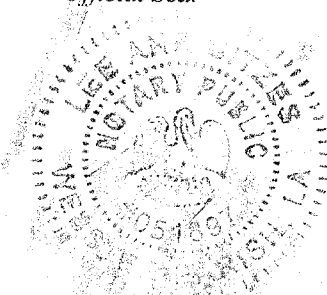
Before me:

Notary Public for Louisiana

My commission expires:


life

Official Seal



201-A