

2007-021625
Klamath County, Oregon



12/31/2007 01:38:08 PM

Fee: \$31.00

After Recording Return to:
CYNTHIA SWANSON and
JIMI CLEWELL

9934 N. Central St
Portland, OR 97203

Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

ATE: 65401PS

WARRANTY DEED
(INDIVIDUAL)

LARRY W. DYCK and CAROLYN E. WILLIAMS and KATHY L. TALBERT, herein called grantor, convey(s) to CYNTHIA SWANSON and JIMI CLEWELL, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 24, Block 128 KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 4, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 036 MAP 3811-001A0 TL 03700 KEY #457366

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 \$5,000.00.
(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 December 14, 2007.

Larry W. Dyck
LARRY W. DYCK
Kathy L. Talbert
KATHY L. TALBERT

Carolyn E. Williams
CAROLYN E. WILLIAMS

STATE OF CALIFORNIA, County of San Luis Obispo ss.

On December 20, 2007 personally appeared the above named ~~LARRY W. DYCK~~ and ~~CAROLYN E. WILLIAMS~~ and ~~KATHY L. TALBERT~~ and acknowledged the foregoing instrument to be [~~his~~/~~her~~/~~their~~] voluntary act and deed.

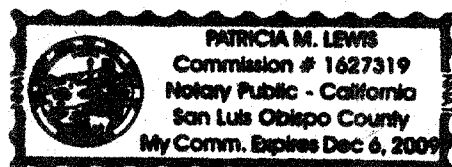
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65401PS

Before me: Patricia M. Lewis
Notary Public for California
My commission expires: [12/16/09]

Official Seal



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Luis Obispo } ss.

On

12/20/07

Date

before me,

Karen Y. Brown Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

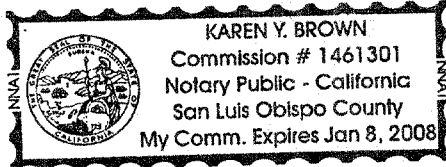
Larry Dyck

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

CADL



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Karen Y. Brown
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Kub Affiant's Deed Warranty Deed

Document Date:

Dec. 14, 2007

Number of Pages:

1

Signer(s) Other Than Named Above

Carolyn E. Williams, Kathy L. Talbert

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo } SS.

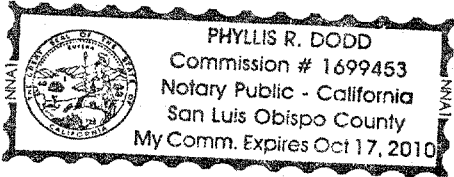
On 12/21/07, before me, Phyllis R. Dodd,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared KATHY L. TARBENT,
Name(s) of Signer(s)

CAROLINE F. Williams

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Phyllis R. Dodd
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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