

2007-021629
Klamath County, Oregon



00037784200700216290010018

12/31/2007 01:43:40 PM

Fee: \$21.00

After Recording Return to:
STEPHEN TODD CLARK and
ANGELA MARIA CLARK
12183 Keno Springs Lane
Keno, Or. 97622
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

ATE: 65470MS

WARRANTY DEED
(INDIVIDUAL)

TERRY A. NIEMEYER and DEBBIE L. NIEMEYER, husband and wife, herein called grantor, convey(s) to
STEPHEN TODD CLARK and ANGELA MARIA CLARK, husband and wife, herein called grantee, all that
real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

Lot 2, Block 6, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file
in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed by Deed recorded in Book M-75 at Page 12805, Microfilm
Records of Klamath County, Oregon.

CODE 105 MAP 4007-001D0 TL 01800 KEY #618594

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 **\$121,000.00**.
(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 27, 2007.

Terry A Niemeyer
TERRY A. NIEMEYER
Debbie L Niemeyer
DEBBIE L. NIEMEYER

STATE OF OREGON, County of Linn ss.

On Dec 28th, 2007 personally appeared the above named **TERRY A. NIEMEYER**
and **DEBBIE L. NIEMEYER** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

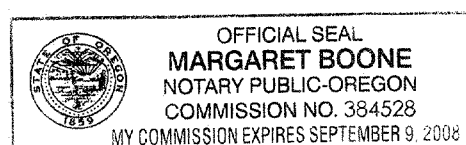
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 65470MS

Before me: Margaret Boone
Notary Public for Oregon
My commission expires:

Official Seal



\$21.14