

2008-000630

Klamath County, Oregon



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01/15/2008 10:05:12 AM

Fee: \$21.00

After Recording Return to:

KIM T. MULVEY and PATTY M. MULVEY

Kim T. Mulvey
4950 VIA AIDA

Until a change is requested all tax statements

Shall be sent to the following address:

KIM T. MULVEY and PATTY M. MULVEY

Same as above

ATE: 65486 MS

WARRANTY DEED

(INDIVIDUAL)

NICHOLAS K. ALDEN, herein called grantor, convey(s) to KIM T. MULVEY and PATTY M. MULVEY, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 32, Block 13, Tract No. 1220, FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-011DC TL 11200 KEY#878765

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 \$225,000.00.

(here comply with the requirements of ORS 93.930)

KTM
Pmm
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 January 7, 2008.

Nicholas K. Alden
NICHOLAS K. ALDEN

STATE OF OREGON, County of Lane ss.

On January 8, 2008 personally appeared the above named NICHOLAS K. ALDEN 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.: 65486MS

Before me:

Notary Public for Oregon

My commission expires: 9-24-2011

Official Seal

