

2008-001343
Klamath County, Oregon



00039427200800013430010018

02/01/2008 01:50:35 PM

Fee: \$21.00

After Recording Return to:

RUSSELL A. KING and DENISE A. KING

7250 Wood Duck Dr.

Bonanza OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

RUSSELL A. KING and DENISE A. KING

Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 65521 PC

RODNEY C. ENTRIKEN and JANICE ENTRIKEN, herein called grantor, convey(s) to RUSSELL A. KING and DENISE A. KING, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 39, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 220 MAP 3811-009C0 TL 02800 KEY# 464508

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

The Deed of Trust in the original amount of \$50,000.00, recorded on February 27, 2007 in Book 2007 at Page 002164 in Klamath County records.

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 \$65,000.00.
(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 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 January 31, 2008.

RODNEY C. ENTRIKEN

JANICE ENTRIKEN

STATE OF OREGON, County of KLAMATH) ss.

On ^{OR} FEBRUARY 1, 2008 personally appeared the above named RODNEY C. ENTRIKEN and JANICE ENTRIKEN and acknowledged the foregoing instrument to be their voluntary act and deed.

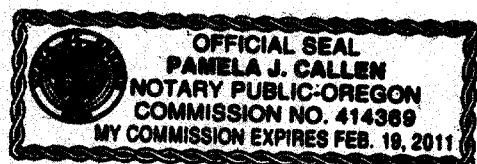
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065521

Before me:
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



#21-A