

2008-002337

Klamath County, Oregon



00040647200800023370030035

02/25/2008 03:07:58 PM

Fee: \$31.00



THIS SPACE F

After recording return to:  
Nicholas B. Card  
1725 Chinchalla Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Nicholas B. Card  
1725 Chinchalla Way  
Klamath Falls, OR 97603

File No.: 7021-1163875 (DMC)  
Date: January 15, 2008

### STATUTORY WARRANTY DEED

**Joshua D. Hamblin and Ashley A. Hamblin who aquired title as Ashley A. Middleton, not as tenants in common, but with rights of survivorship**, Grantor, conveys and warrants to **Nicholas B. Card**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 2, BLOCK 1, FIRST ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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.

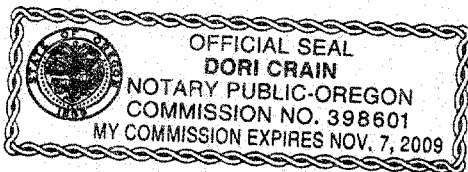
Dated this 14 day of February, 20 08.

\_\_\_\_\_  
Joshua D. Hamblin

Ashley A. Hamblin  
Ashley A. Hamblin

STATE OF Oregon )  
County of Klamath ) ss.

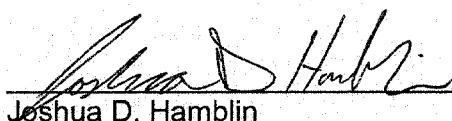
This instrument was acknowledged before me on this 14 day of February, 20 08  
by ~~Joshua D. Hamblin and Ashley A. Hamblin.~~



18  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 11/7/09

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.

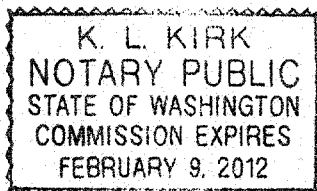
Dated this 13 day of February, 2008.

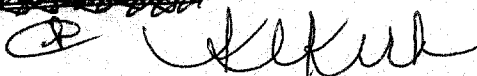
  
Joshua D. Hamblin

\_\_\_\_\_  
Ashley A. Hamblin

STATE OF Washington )  
County of Clark )ss.

This instrument was acknowledged before me on this 13 day of February, 2008  
by Joshua D. Hamblin, Ashley A. Hamblin





Notary Public for Vancouver, WA  
My commission expires: 2-9-12 