

2008-002535

Klamath County, Oregon



02/28/2008 03:03:04 PM

Fee: \$21.00

After Recording Return to:
JEFFREY ARTHUR LUSSIER
25574 Drews Road
Sprague River, OR 97639
Until a change is requested all tax statements
Shall be sent to the following address:
JEFFREY ARTHUR LUSSIER
25574 Drews Road
Sprague River, OR 97639

WARRANTY DEED
(INDIVIDUAL)

ATE: 65432MS

LINDA L. JONES, herein called grantor, convey(s) to **JEFFREY ARTHUR LUSSIER**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 9, Block 28, Nimrod River Park Fourth Addition, according to the official plat thereof on file on the office of the Clerk of Klamath County, Oregon.

Code 010 Map 3610-012CO TL 00400 KEY #330644

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 whomay lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$90,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEETITLE 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 FEETITLE 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 February 26, 2008.

Linda L. Jones
LINDA L. JONES

STATE OF CALIFORNIA, County of Sacramento ss.

On 02/27/2008, 2008 personally appeared the above named **LINDA L. JONES** and acknowledged the foregoing instrument to be HER 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.: 65432MS

Before me: *[Signature]*
Notary Public for Oregon CA *T. Nguyen*
My commission expires: *April 21st, 2010*

Official Seal

