

2008-002617

Klamath County, Oregon



00040985200800026170020023

02/29/2008 03:35:45 PM

Fee: \$26.00

After Recording Return to:

BARRY S. BADER and CARMAN L. BADER
61 Nevada St.

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BARRY S. BADER and CARMAN L. BADER

61 Nevada St.

Klamath Falls, OR 97601

WARRANTY DEED

(INDIVIDUAL)

ATE = 65628PS

HOWARD W. KELLER and TINA MARIE LONG, not as tenants in common, but with rights of survivorship, herein called grantor, convey(s) to **BARRY S. BADER and CARMAN L. BADER**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

See Exhibit A attached

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 **\$70,000.00**.

(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 [February 29, 2008].

Howard W Keller
HOWARD W. KELLER

Tina Marie Long
TINA MARIE LONG

STATE OF OREGON, County of *Klamath*) ss.

On *February 29, 2008* personally appeared the above named **HOWARD W. KELLER and TINA MARIE LONG** and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

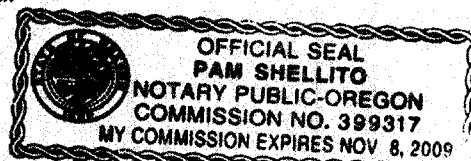
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65628PS

Before me: *Pam Shellito*
Notary Public for Oregon
My commission expires: *Nov 8, 2009*

Official Seal



#26-A

Exhibit A

Lot 1, Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVE AND EXCEPT the Westerly 29.06 feet of Lot 1, Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-030AA TL 04600 KEY #441793