

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Michael E. Long, Inc.
15731 S.W. Oberst Ln PB 1148
Sherwood, OR 97140

Grantor's Name and Address

Todd M. Wulf or Susan J. Bowman
15033 Towle Lane
Grass Valley, CA 95945

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Todd M. Wulf or Susan J. Bowman
15033 Towle Lane
Grass Valley, CA 95945

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Todd M. Wulf or Susan J. Bowman
15033 Towle Lane
Grass Valley, CA 95945

Ⓢ Note: (g = J.)

2008-005453

Klamath County, Oregon



00044235200800054530010013

SPACE RESER

04/15/2008 08:27:28 AM

Fee: \$21.00

FOR

RECORDER'S U:

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long, Inc.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Todd M. Wulf or Susan J. Bowman

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 39, block 8, Sprague River Valley
Acres, Klamath County, Beatty, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,500.⁰⁰. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4/4/2008; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

Michael E. Long
MICHAEL E. LONG

my California
STATE OF OREGON, County of Riverside) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on 4/4/2008by MICHAEL E. LONGas PRES.of MICHAEL E. LONG, INC.

DIANA M. SELLIN
COMM. #1595865
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires AUG. 15, 2008

Diana M. Sellin
Notary Public for Oregon California my
My commission expires 08-15-09