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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2008-005615

Klamath County, Oregon



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04/17/2008 02:19:42 PM

Fee: \$21.00

DAVID AND BEVERLY CLAWSON  
2161 HOME DALE ROAD  
KLAMATH FALLS OR, 97603

Grantor's Name and Address

John or NAOMI R. Ferrel  
633 BOYER RD., GRANTS PASS,  
OR, 97526

Grantee's Name and Address

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

NAOMI Ferrel  
633 BOYER ROAD  
GRANTS PASS OR, 97526

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

JOHN AND NAOMI Ferrel  
633 BOYER ROAD  
GRANTS PASS  
OREGON 97526

SPACE RESERVE  
FOR  
RECORDER'S USE

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B CLAWSON AND BEVERLY A CLAWSON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by John Ferrel or NAOMI Ferrel

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 9, BLOCK 70, KLAMATH FALLS FOREST ESTATES, Highway 66 UNIT PLAT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY AND ALL MATTERS APPEARING OF RECORD. FURTHER DESCRIBED AS:  
TOWNSHIP 38 S., RANGE 11 E., SECTION 010 B0 TAX LOT 01800.

(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): N/A

\_\_\_\_\_, 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 \$ 8000.00. <sup>①</sup> 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. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, 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 4/17<sup>th</sup>/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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

x David B. Clawson  
x Beverly A. Clawson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 17, 2008  
by David B Clawson & Beverly A Clawson

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Lisa Kessler  
Notary Public for Oregon  
My commission expires Mar. 13, 2011

Returned to County