

2008-005642

Klamath County, Oregon



00044454200800056420030039

04/17/2008 03:30:03 PM

Fee: \$31.00

After Recording Return to:

~~ALEX~~/A. GONYAW

AMOS

6218 Pinto Ct.

Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

~~ALEX~~/A. GONYAW AMOS GONYAW

Same as above 6218 Pinto Court

Klamath Falls, Or. 97603

ATE = 65642-MS

WARRANTY DEED

(INDIVIDUAL)

AMOS

JAMES WOLF, herein called grantor, convey(s) to ~~ALEX~~/A. GONYAW, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit "A" attached hereto and made a part herof for legal description

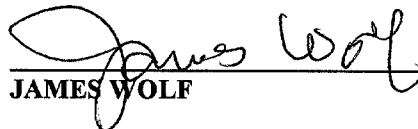
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$229,500.00.
(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 April 9, 2008.


JAMES WOLF

STATE OF CALIFORNIA, County of _____) ss.

On _____, 2008 personally appeared the above named JAMES WOLF and acknowledged the foregoing instrument to be HIS 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.: 65642MS

Before me: _____
Notary Public for California
My commission expires:

Official Seal

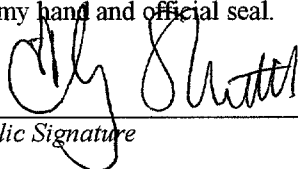
STATE OF CALIFORNIA }
COUNTY OF TUOLUMNE }

On April 11, 2008 before me, Emily Schmittle a Notary Public in and for said
County and State, personally appeared James Wolf

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

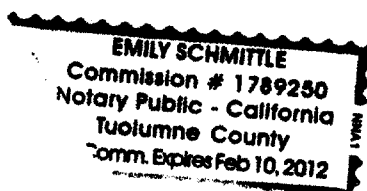
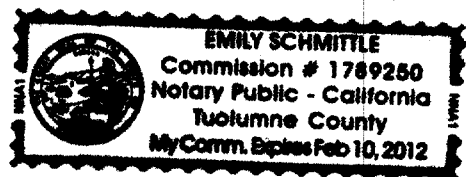


Exhibit A

Beginning at the most Easterly corner of Lot 2, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, running thence Northwesterly along the Northeasterly line of Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of beginning.

CODE 001 MAP 3809-029DC TL 19500 KEY #370574