

2008-005661

Klamath County, Oregon



00044476200800056610010019

04/18/2008 11:10:43 AM

Fee: \$21.00

After Recording Return to:

JANICE SMITH-CANFIELD

2345 JAMES MARTIN CT
KLAMATH FALLS OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JANICE SMITH-CANFIELD

Same as above

ATE = 65743-PC

WARRANTY DEED

(INDIVIDUAL)

SHAN FERRIER, herein called grantor, convey(s) to JANICE SMITH-CANFIELD, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Tract No. 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028DC TL 12900 KEY# 884736

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 \$225,000.00.

(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 OF THE LOT OR PARCEL, 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 10, 2008.

Shan Ferrier

SHAN FERRIER

STATE OF OREGON, County of Klamath) ss.

On April 10th, 2008 personally appeared the above named SHAN FERRIER and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

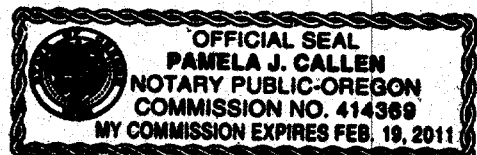


525 Main Street
Klamath Falls, OR 97601
Order No.: 00065743

Before me: *Pamela J. Callen*
Notary Public for Oregon

My commission expires: 02-19-2011

Official Seal



#21-A