

2008-005696

Klamath County, Oregon



00044520200800056960010011

04/18/2008 03:41:02 PM

Fee: \$21.00

After Recording Return to:

AMY C. WYATT

3821 Bristol
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

AMY C. WYATT

Same as above

ATE = 65694ms

WARRANTY DEED

(INDIVIDUAL)

PAUL D. VASSALLO, herein called grantor, convey(s) to AMY C. WYATT, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 21, Summers Park, according to the official plate thereof on file in the office of the Clerk of Klamath County, Oregon

CODE 041 MAP 3909-010DA TL 05800 KEY #545253

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 \$127,000.00.

(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 [April 16, 2008].

PAUL D. VASSALLO

STATE OF OREGON, County of Klamath) ss.

On April 16, 2008 personally appeared the above named PAUL D. VASSALLO 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.: 65694MS

Before me:
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal

