

2008-006437

Klamath County, Oregon



00045402200800064370020026

05/05/2008 11:15:21 AM

Fee: \$26.00

After Recording Return to:

WESLEY E. CONE and KATHE L. G. CONE

7610 Booth

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as Above

ATE = 65739-PS

WARRANTY DEED
(INDIVIDUAL)

RICHARD W. AVEY, herein called grantor, convey(s) to WESLEY E. CONE and KATHE L. G. CONE, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See attached Exhibit A


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 \$205,000.00.
(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 22, 2008.


RICHARD W. AVEY

STATE OF MISSOURI, County of Greene ss.

On April 28, 2008 personally appeared the above named RICHARD W. AVEY and acknowledged the foregoing instrument to be [his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65739PS

Before me:

Notary Public for Missouri

My commission expires:

Official Seal

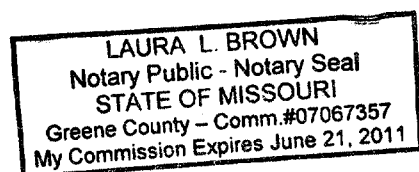


Exhibit A

PARCEL 1:

Lot 6 and the Westerly 45 feet of Lot 7, EMMITT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 8, EXCEPTING THEREFROM the Westerly 70 feet and the Easterly 25 feet, EMMITT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 043 MAP 3910-007CB TL 00700 KEY #590961