

2008-006889

Klamath County, Oregon



00045904200800068890020021

05/09/2008 11:20:37 AM

Fee: \$26.00

After Recording Return to:

WILLIAM D. ELLIS and SHARON R. ELLIS

P.O. Box 6356

Napa, CA 94581

Until a change is requested all tax statements

Shall be sent to the following address:

WILLIAM D. ELLIS and SHARON R. ELLIS

Same as above

ATE = 65812-PC

**WARRANTY DEED**  
(INDIVIDUAL)

DOUGLAS K. IVEY, herein called grantor, convey(s) to WILLIAM D. ELLIS and SHARON R. ELLIS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 2, Tract No. 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/40th interest in Lot 4, Block 2 of said Tract 1201, WILLIAMSON RIVER PINES, Klamath County, Oregon.

CODE 138 MAP 3407-034AO TL 00800 KEY #700575

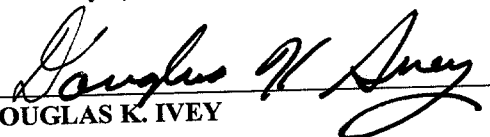
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$160,000.00.  
(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 May 6, 2008.

  
DOUGLAS K. IVEY

STATE OF CALIFORNIA, County of \_\_\_\_\_) ss.

On \_\_\_\_\_, 2008 personally appeared the above named DOUGLAS K. IVEY 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.: 00065812

Before me: see attached  
Notary Public for California  
My commission expires: \_\_\_\_\_

Official Seal

**CERTIFICATE OF ACKNOWLEDGMENT**  
**California All-Purpose Acknowledgment**

State of California  
County of Contra Costa

*Notary Public*

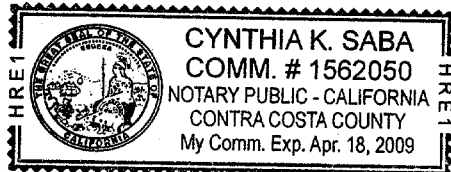
On 5-7-08 before me, CYNTHIA K. SABA, personally appeared  
Date Name and Title of the Officer

Douglas K. Ivey  
Name of Signer(s)

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.



Cynthia K. Saba  
Signature of Notary Public

Place Notary Seal Above

**Description of Attached Document**

Title or Type of Document: Warranty DEED  
Document Date: 5/7/08 Number of Pages: \_\_\_\_\_  
Signers(s) other than named above: \_\_\_\_\_