

2008-006968

Klamath County, Oregon



00046008200800069680010019

05/12/2008 03:09:50 PM

Fee: \$21.00

After Recording Return to:

SHAWN W. STONE and AMBER M. STONE

700 EAST LOWELL STREET

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SHAWN W. STONE and AMBER M. STONE

Same as above

ATE = 65787-PC

## WARRANTY DEED

(INDIVIDUAL)

LYNN ROSENTHAL MAY who acquired title as LYNN ROSENTHAL, herein called grantor, convey(s) to SHAWN W. STONE and AMBER M. STONE, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Westerly 40 feet of Lots 11 and 12, Block 61, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029BA TL 03800 KEY #185490

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 \$92,500.00.  
(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 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.

Lynn Rosenthal May  
LYNN ROSENTHAL MAY

STATE OF NEW MEXICO, County of Eddy ss.

On May 8, 2008 personally appeared the above named LYNN ROSENTHAL MAY and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065787

Before me: Steve C. Compton  
Notary Public for New Mexico  
My commission expires: 10-29-08

Official Seal

