

2008-007171

Klamath County, Oregon



00046237200800071710030036

05/15/2008 11:18:01 AM

Fee: \$31.00

After Recording Return to:

WALT AMBROGETTI

8903 N.E. 21st Ave
Vancouver, WA 98665

Until a change is requested all tax statements

Shall be sent to the following address:

WALT AMBROGETTI

Same as above

ATE = 65754-PC

WARRANTY DEED

(INDIVIDUAL)

WILLIAM J. BYRNES and KERRI LYNNE BYRNES, herein called grantor, convey(s) to WALT AMBROGETTI, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$622,000.00.
(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 5, 2008.

WILLIAM J. BYRNES

KERRI LYNNE BYRNES

STATE OF Pennsylvania, County of Delaware) ss.

On May 6th, 2008 personally appeared the above named William J. Byrnes
instrument to be his her/their voluntary act and deed.

This document is filed at the request of:



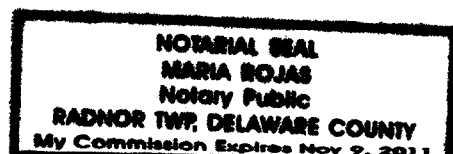
525 Main Street
Klamath Falls, OR 97601
Order No.: 00065754

Before me:

Notary Public for: Pennsylvania

My commission expires: 11/9/11

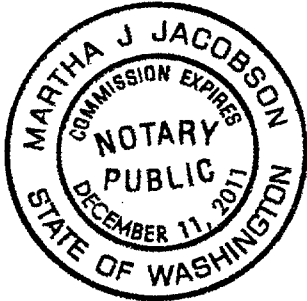
Official Seal



NOTARY ACKNOWLEDGEMENT

STATE OF Washington
County of Cowlitz ss.

On May 7, 2008 personally appeared Kerri Lynne Byrnes
and acknowledged the foregoing instrument to be ~~his/her/their~~ voluntary act and deed.



Before me: Martha J. Jacobson
Notary Public for ~~Oregon~~ Washington
My commission expires: 12-11-11

TO BE ATTACHED TO WARRANTY DEED

Exhibit A

Parcel 2 of Land Partition 12-04, being a replat of Parcels 1 and 2 of Land Partition 8-99, being a portion of the W 1/2 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, and a portion of the E 1/2 of the E 1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 162 & 052 MAP 3910-00000 TL 03302 KEY #885435

CODE 052 & 162 MAP 3910-00000 TL 03302 KEY #891410

CODE 164 MAP 3910-02800 TL 00105 KEY #885436