

2008-007520

Klamath County, Oregon



00046666200800075200010010

05/23/2008 11:44:38 AM

Fee: \$21.00

After Recording Return to:
CHEQUITA A. PEACOCK
P.O. Box 971

Keno, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

CHEQUITA A. PEACOCK

Same as above

WARRANTY DEED

(INDIVIDUAL)

AT2: 65846 PC

JOHNNY A. SANDERS, herein called grantor, convey(s) to CHEQUITA A. PEACOCK and TAMMY A. HOWE, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Beginning at a point 864.8 feet North and 766.1 feet West of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet, to the point of beginning, in the County of Klamath, State of Oregon.

CODE: 021 MAP: 3907-036D0 TL: 02000 KEY: 490588

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 \$79,000.00.
(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 21, 2008.


JOHNNY A. SANDERS

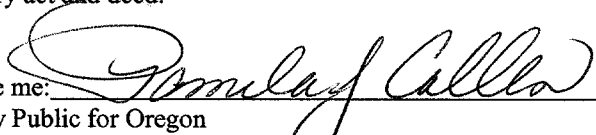
STATE OF OREGON, County of KLAMATH) ss.

On MAY 22ND, 2008 personally appeared the above named JOHNNY A. SANDERS 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.: 00065846

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal

