

2008-007929

Klamath County, Oregon



05/30/2008 03:14:09 PM

Fee: \$21.00

After Recording Return to:
ERIC BACUS and HOLLIE HILL-BACUS
5481 Bartlett Avenue
Klamath Falls, OR
Until a change is requested all tax statements
Shall be sent to the following address:
ERIC BACUS and HOLLIE HILL-BACUS
5481 Bartlett Avenue
Klamath Falls, OR

ATE = 65871-MS

WARRANTY DEED
(INDIVIDUAL)

SAMUEL URIAS, herein called grantor, convey(s) to **ERIC BACUS and HOLLIE HILL-BACUS**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Block 1. Tract No. 1088, Ferndale, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

CODE: 063 MAP 3909-014AA-00500-000

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 \$175,000.00.
(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 [May 28, 2008].

SAMUEL URIAS

STATE OF OREGON, County of Washington) ss.

On 5-29-08, 2008 personally appeared the above named SAMUEL URIAS and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 65871MS

Before me: _____
Notary Public for Oregon
My commission expires: []

Official Seal

