

2008-008272

Klamath County, Oregon



00047545200800082720020029

06/06/2008 12:45:35 PM

Fee: \$26.00

After Recording Return to:

FRED LILJENBERG and JUNE LILJENBERG

*Box 556  
Riddle, OR 97469*

Until a change is requested all tax statements

Shall be sent to the following address:

FRED LILJENBERG and JUNE LILJENBERG

Same as above

ATE = 65892MS

### WARRANTY DEED

(INDIVIDUAL)

WILLIAM CHILCOTT, herein called grantor, convey(s) to FRED LILJENBERG and JUNE LILJENBERG, husband and wife, 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 FOR LEGAL DESCRIPTION.

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 \$45,000.00.  
(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 June 3, 2008.

WILLIAM CHILCOTT

STATE OF TENNESSEE, County of Blount ) ss.

On June 5, 2008 personally appeared the above named WILLIAM CHILCOTT and acknowledged the foregoing instrument to be his voluntary act and deed.

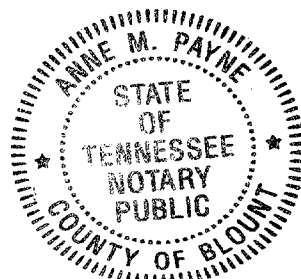
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65892MS

Before me: Anne M. Payne  
Notary Public for Tennessee  
My commission expires: May 1, 2010

Official Seal



#26-A

*Exhibit A*

Lot 61, SPINKS ADDITION TO THE CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 250 feet to the true point of beginning; thence continuing South along Lalakes Avenue, 50 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue, 52.3 feet; thence Southeasterly parallel to Schonchin Street to the true point of beginning.

CODE 012 MAP 3407-034CD TL 02500 KEY #199074

---