

2008-009295

Klamath County, Oregon



00048738200800092950020024

06/24/2008 03:32:58 PM

Fee: \$26.00

After Recording Return to:

JOHN N LARSEN III and INGRID LARSEN

725 Hanks Street
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN N LARSEN III and INGRID LARSEN

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65949 MS

FRANK A. FERREIRA and CATHERINE L. FERREIRA, FORMERLY KNOWN AS CATHERINE L. WELLS herein called grantor, convey(s) to JOHN N LARSEN III and INGRID LARSEN, 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 maylawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$110,000.00.
(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 24, 2008.


FRANK A. FERREIRA

CATHERINE L. FERREIRA

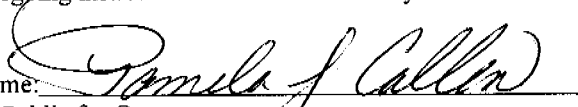
STATE OF OREGON, County of Klamath) ss.

On JUNE 24th, 2008 personally appeared the above named FRANK A. FERREIRA and CATHERINE L. FERREIRA and acknowledged the foregoing instrument to be their voluntary act and deed.

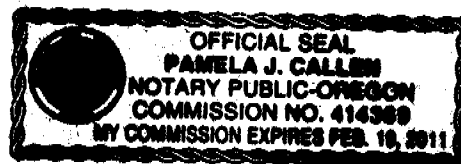
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65949MS

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

Official Seal



#26-4

Exhibit A

Lot 101 of Tract 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES-TRACT 1209"; Lots 43 and 44, 48 through 58 and 64 through 71 of Block 1 of the "FIRST ADDITION TO HARBOR ISLES-TRACT 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR ISLES-TRACT 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", all situated in the SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE: 001 MAP: 3809-019CB TL: 00227 KEY: 873591