

2008-011544

Klamath County, Oregon



00051521200800115440010019

08/14/2008 10:56:48 AM

Fee: \$21.00

After Recording Return to:

STEVEN A. LEMARR and

SHARON L. LEMARR

2391 California Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN A. LEMARR and

SHARON L. LEMARR

Same as above

06031 ATE

WARRANTY DEED

(INDIVIDUAL)

EVERETT LINVILLE, herein called grantor, convey(s) to STEVEN A. LEMARR and SHARON L. LEMARR, husband and wife,* herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as: * as tenants by the entirety *AS SHW*

Lot 1 and 2, Block 3, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 001 MAP: 3809-019CD TL: 06100 KEY: 435728

CODE: 001 MAP: 3809-019CD TL: 06200 KEY: 435737

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 \$85,000.00.
(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 [August 12, 2008].

Everett Linville
EVERETT LINVILLE

STATE OF OREGON, County of KLAMATH) ss.

On August 13th, 2008 personally appeared the above named EVERETT LINVILLE and acknowledged the foregoing instrument to be his voluntary act and deed.

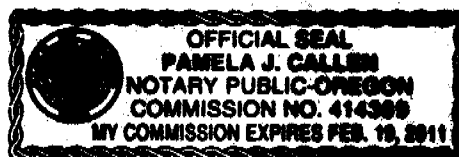
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00066031

Before me: *Pamela J. Callen*
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



\$21A