

2008-012248

Klamath County, Oregon



00052439200800122480010015

09/02/2008 03:17:32 PM

Fee: \$21.00

After Recording Return to:

DIONNE DECKER

1117 Sequoia St.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as Above

65921 ATE

WARRANTY DEED

(INDIVIDUAL)

JESS STENNETT and AMY STENNETT, husband and wife, herein called grantor, convey(s) to DIONNE DECKER, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 6 and the Westerly 10 feet of Lot 5, Block 2, WEST HILLS HOMES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 004 MAP 3909-005BC TL 03200 KEY #531927

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 \$189,500.00.
(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.

JESS STENNETT

AMY STENNETT

STATE OF IDAHO, County of ADA) ss.

On AUGUST 22, 2008 personally appeared the above named JESS STENNETT and AMY STENNETT and acknowledged the foregoing instrument to be [* ~~his/her~~/their] voluntary act and deed.

This document is filed at the request of:



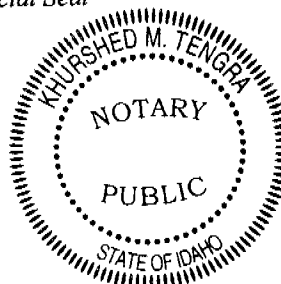
525 Main Street
Klamath Falls, OR 97601
Order No.: 65921PS

Before me:

Notary Public for Idaho

My commission expires: 03/26/2013

Official Seal



521-A