

2008-013550

Klamath County, Oregon



09/30/2008 03:20:54 PM

Fee: \$21.00

After Recording Return to:
DEBORAH A. THOMAS
1221 Wiard St
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
DEBORAH A. THOMAS
1221 Wiard St
Klamath Falls, OR 97603

65592 ATE

WARRANTY DEED
(INDIVIDUAL)

GINGER LEE HARRINGTON who acquired title as **GINGER LEE HARRIS**, herein called grantor, convey(s) to **DEBORAH A. THOMAS**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

Parcel 2 of Land Partition 38-96, being a portion of Lot 11 of FAIR ACRES SUBDIVISION NO. 1. Situated in the NW 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 041 MAP 3809-035DB TL 03201 KEY #880895

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 **\$117,000.00**.
(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 **February 15, 2008**.


GINGER LEE HARRINGTON

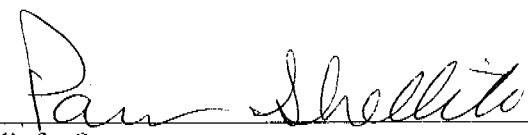
STATE OF OREGON, County of **Klamath**) ss.

On September 29, 2008 personally appeared the above named **GINGER LEE HARRINGTON** who acquired title as **GINGER LEE HARRIS** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65592PS

Before me: 
Notary Public for Oregon
My commission expires Nov 8, 2009

Official Seal



\$21-ATE