

2008-014260

Klamath County, Oregon

06183ATE

After Recording Return to:

BRANDON J. WADE and GARY L. WADE and JULIE A. WADE



00054898200800142600020025

10/17/2008 01:55:42 PM

Fee: \$26.00

Until a change is requested all tax statements

Shall be sent to the following address:

BRANDON J. WADE and GARY L. WADE and JULIE A. WADE

WARRANTY DEED

(INDIVIDUAL)

EDWARD O. TACKEY and REBECCA A. TACKEY, WHO ACQUIRED TITLE AS REBECCA A. MARKIN herein called grantor, convey(s) to **BRANDON J. WADE**, A single man and **GARY L. WADE and JULIE A. WADE**, Husband and Wife, not as tenants in common but with rights of survivorship, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, 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 **\$280,000.00**.

(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 October 14, 2008.

EDWARD TACKEY

REBECCA TACKEY

EDWARD O. TACKEY

REBECCA A. TACKEY

STATE OF VA, City of Salem ss.

On October 16, 2008 personally appeared the above named **EDWARD O. TACKEY and REBECCA A. TACKEY** and acknowledged the foregoing instrument to be their voluntary act and deed.

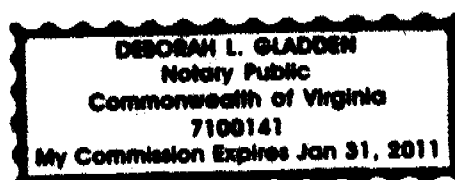
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66183MS

Before me: Deborah L. GladdenNotary Public for VAMy commission expires: 1/31/2011

Official Seal



021-ATE

Exhibit A

A portion of Lots 1 and 2, Block 9, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northerly corner of said Lot 1; thence Southeasterly along the Northeasterly lines of said Lots 1 and 2 a distance of 66 feet to a point; thence Southwesterly parallel to the Northwesterly line of said Lot 1 a distance of 80 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lots 1 and 2 a distance of 66 feet to a point on the Northwesterly line of said Lot 1; thence Northeasterly along the Northwesterly line of said Lot 1 a distance of 80 feet to the point of beginning.

CODE: 001 MAP: 3809-029AA TL: 03900 KEY: 186818