

2008-014507

Klamath County, Oregon



00055211200800145070020026

10/24/2008 11:40:31 AM

Fee: \$26.00

ATE 66163

After Recording Return to:

PETER JOHN MUELLER and JULIA A. MUELLER

POB 922

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

PETER JOHN MUELLER and JULIA A. MUELLER

Same as above

WARRANTY DEED

(INDIVIDUAL)

DONALD D. OHLDE and ELLEN M. OHLDE, herein called grantor, convey(s) to PETER JOHN MUELLER and JULIA A. MUELLER, tenants by the entirety, 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 \$139,900.00.
(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 16, 2008]

Donald D. Ohlde 10-16-08
DONALD D. OHLDE

Ellen M. Ohlde 10-16-08
ELLEN M. OHLDE

STATE OF OREGON, County of Klamath) ss.

On October 16, 2008 personally appeared the above named DONALD D. OHLDE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal

STATE OF OREGON, County of Klamath) ss.

On October 16, 2008 personally appeared the above named ELLEN M. OHLDE and acknowledged the foregoing instrument to be HER voluntary act and deed

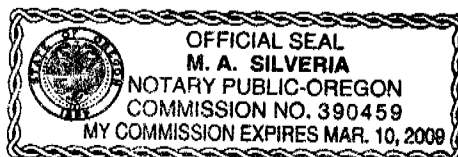
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66163MS

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal



A 26 ATE

Exhibit A

Lot 2, Block 57, NICHOLS 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. EXCEPTING THEREFROM that portion conveyed to the United States Government for a Right of Way

CODE 001 MAP 3809-029DC TL 07900 KEY# 369684

Unofficial
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