

2008-014686

Klamath County, Oregon



00055426200800146860010012

10/29/2008 03:06:01 PM

Fee: \$21.00

ATE 66219

After Recording Return to:

STEVEN ANTHONY KNAP

36364 Leontio Ln  
Winchester, CA 92596

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

## WARRANTY DEED

(INDIVIDUAL)

LINDA SHARMAN, herein called grantor, convey(s) to STEVEN ANTHONY KNAP, an unmarried man, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 68, Tract No. 1438, 8TH ADDITION TO NORTH HILLS-PHASE 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 062 MAP: 3809-036BC TL: 07300 KEY: 892058

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 \$70,000.00.  
(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 23, 2008.

  
LINDA SHARMAN

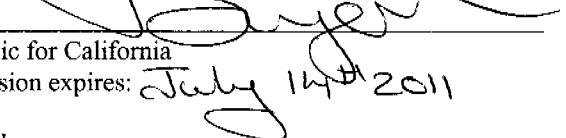
STATE OF CALIFORNIA, County of Riverside ss.

On October 27, 2008 personally appeared the above named LINDA SHARMAN and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

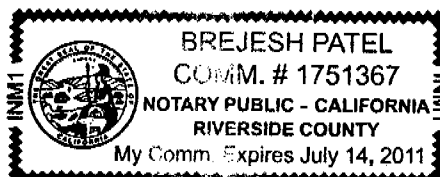
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66219PS

Before me:   
Notary Public for California  
My commission expires: July 14th 2011

Official Seal



ATE 66219