

2008-016838

Klamath County, Oregon



00057942200800168380010018

12/29/2008 09:25:38 AM

Fee: \$21.00

After Recording Return to:

PAUL ROTHSTEIN

P.O. Box 5158

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 66372

### WARRANTY DEED

(INDIVIDUAL)

BRAD E. ALMAN and GINGER A. ALMAN, husband and wife, herein called grantor, convey(s) to PAUL ROTHSTEIN, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 2, Block 210, OF MILLS SECOND 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.

CODE: 001 MAP: 3809-033DC TL: 02000 KEY: 632355

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 \$62,000.00.  
(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 December 17, 2008.

\_\_\_\_\_  
BRAD E. ALMAN  
\_\_\_\_\_  
GINGER A. ALMAN

STATE OF OREGON, County of lake ) ss.

On 12-23-2008, 2008 personally appeared the above named BRAD E. ALMAN and GINGER A. ALMAN 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.: 66372PS

Before me:

Notary Public for Oregon

My commission expires:

Official Seal



#21 ATE