

2008-017038

Klamath County, Oregon



00058159200800170380010010

12/31/2008 02:01:06 PM

Fee: \$21.00

After Recording Return to:

JAMES C. LEE and JANICE M. LEE

4642 Cleveland Ave

Klamath Falls OR 97601

Until a change is requested all tax statements  
SAME AS ABOVE

**WARRANTY DEED**

(INDIVIDUAL)

ATE 66370

KAREN L. BROOKS and GREGG W. BROOKS, tenants by the entirety, herein called grantor, convey(s) to JAMES C. LEE and JANICE M. LEE, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 20, Block 8, STEWART ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 063 MAP: 3909-007CB TL: 02800 KEY: 537994

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 **\$130,000.00**.  
(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 29, 2008.

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Karen L. Brooks  
KAREN L. BROOKS

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Gregg W. Brooks  
GREGG W. BROOKS

STATE OF OREGON, County of Klamath ss.

On December 31, 200<sup>8</sup>, personally appeared the above named KAREN L. BROOKS and GREGG W. BROOKS and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

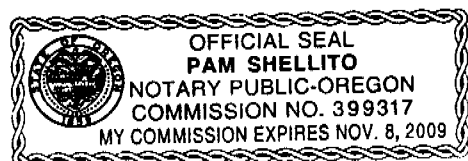
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66370PS

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

Official Seal



# 21 ATE