

2009-001370

Klamath County, Oregon



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02/05/2009 03:04:41 PM

Fee: \$26.00



After recording return to:
Bradford J. Aspell
727 Hillside Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Bradford J. Aspell
727 Hillside Avenue
Klamath Falls, OR 97601

File No.: 7021-1329613 (DMC)
Date: January 12, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Phyllis Marie Williams, Grantor, conveys and warrants to **Bradford J. Aspell and Susan E. Aspell as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 11A AND 11B IN BLOCK 4 OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE SUPPLEMENTAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Mortgage and the terms and conditions thereof:
Mortgagor: Richard R. Frost and A. Jean Frost, husband and wife
Mortgagee: Edith Overacker
Original Amount: \$22,000.00
Dated: October 5, 1976
Recorded: Volume M76 page 15637
Recording Information:

The true consideration for this conveyance is **\$9,000.00**. (Here comply with requirements of ORS 93.030)

FW-

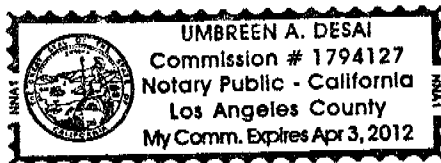
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 16th day of January, 2009.

Phyllis Marie Williams
Phyllis Marie Williams

STATE OF California)
County of Los Angeles) ss.

This instrument was acknowledged before me on this 16th day of January, 2009
by **Phyllis Marie Williams**.



Umbreen A. Desai
Notary Public for California
My commission expires: 04.03.12