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2009-002503

Klamath County, Oregon



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02/18/2009 03:39:45 PM

Fee: \$31.00

This document prepared by (and after recording return to):)

Name: Scott Haskins)

Firm/Company:)

Address: 14305 Ravenwood drive)

Address 2:)

City, State, Zip: Klamath Falls, OR)

Phone: 97601)

Until a change is requested all tax statements shall be sent to the following address:)

Same)

)

)

Escrow No.)
Title No.)

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Naoko Haskins**, spouse of grantee herein and **Scott L. Haskins**, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto **Scott Haskins, Married man** as his **sole and separate property**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00.
[However, the actual consideration consists of or included other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.] (The sentence between the symbols ([]), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

31 Amt

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be ☐ prorated between Grantors and Grantees as of the date selected by Grantors and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantors.

The property herein conveyed ☐ is not a part of the homestead of Grantors, or ☐ is part of the homestead of Grantors and if Grantors are married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The true consideration for this conveyance is \$ 10.00 (Here comply with the requirements of ORS 93.030)

WITNESS Grantor(s) hand(s) this the 10 day of FEB, 20 09.

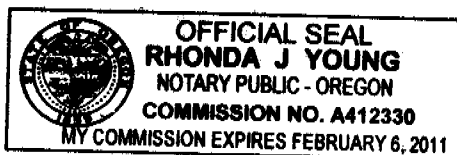
Naoko Haskins
Grantor
Naoko Haskins

Scott L. Haskins
Grantor
Scott L. Haskins

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on FEB 10 2009 (date) by
NAOKO HASKINS & SCOTT L HASKINS (name(s) of person(s))



Rhonda J Young
Notary Public
RHONDA J YOUNG NOTARY PUBLIC OREGON

Print Name

My Commission Expires: 2-6-11

Grantor(s) Name, Address, phone:

Scott J. Haskins
14305 Ravenwood Dr
Klamath Falls OR 97601

Naoko Haskins
Grantor(s) Name, Address, phone:

Naoko Haskins
14305 Ravenwood Dr
Klamath Falls OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 in Block 2, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.