

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2009-005687

Klamath County, Oregon



00064821200900056870010013

04/24/2009 03:30:36 PM

Fee: \$21.00

JEROD NUNN AND SANDRA NUNN

5136 Regency Drive  
Klamath Falls, OR 97603

Grantor's Name and Address

BETTY J. DAVIS

3979 Beechwood Court  
Concord, CA 94519

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

BETTY J. DAVIS

3979 Beechwood Court  
Concord, CA 94519

Until requested otherwise, send all tax statements to (Name, Address, Zip):

BETTY J. DAVIS

3979 Beechwood Court  
Concord, CA 94519SPACE RESERVE  
FOR  
RECORDER'S USE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JEROD NUNN and SANDRA NUNN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by BETTY J. DAVIS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 24, Tract No. 1400, REGENCY ESTATES PHASE 2,  
according to the official plat thereof on file  
in the office of the Clerk of Klamath County,  
Oregon.

CODE 063 MAP 3909-014AC TL 07400 KEY #890293

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

, and that  
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ per settlement. However, the actual consideration consists of or includes 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 requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 24, 2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

Jerod Nunn

Sandra Nunn

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on April 24, 2009  
by Jerod NunnThis instrument was acknowledged before me on April 24, 2009  
by Sandra Nunnas notary public  
of OregonOFFICIAL SEAL  
RACHEL KATE DAVIS  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 434896

MY COMMISSION EXPIRES DECEMBER 8, 2012

Notary Public for Oregon

My commission expires

12/8/2012