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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2009-005979

Klamath County, Oregon



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04/30/2009 12:50:26 PM

Fee: \$26.00

Cherrie Lynn Ferrell

149071 Mabel dr

Lapine, or 97739

Grantor's Name and Address

Donna Marie Trueax

2610 SW Pumice Ave

Redmond, or 97756

Grantee's Name and Address

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

Donna Marie Trueax

2610 SW Pumice Ave

Redmond, or 97756

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

Donna Marie Trueax

2610 SW Pumice Ave

Redmond, or 97756

SPACE RESERV  
FOR  
RECORDER'S L

By \_\_\_\_\_

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Cherrie Lynn Ferrellhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Donna Marie Trueaxhereinafter 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 12 in Block 17 of tract no. 1061. Second addition to River-Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, except, all those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000. <sup>Ⓢ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

(OVER)

Tax account no(s) 130281

map/ tax Lot no(s): 23-09-13-00-05800



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.

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 30, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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, CHAPTER 424, OREGON LAWS 2007.

Cherrée Lynn Ferrell

STATE OF OREGON, County of Klamath

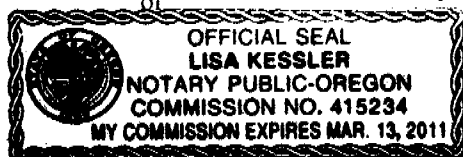
This instrument was acknowledged before me on April 30, 2009  
by ~~Cherrée Lynn Ferrell~~ Cherrée Lynn Ferrell

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Lisa Kessler  
Notary Public for Oregon

My commission expires Mar. 13, 2011