

2009-006205

Klamath County, Oregon



00065422200900062050020020

05/05/2009 02:58:28 PM

Fee: \$26.00

After Recording Return to:

KYLIE EDMUNSON

5346 Hartman Dr

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

DALE E. ROSS, herein called grantor, convey(s) to KYLIE EDMUNSON, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$73,000.00.
(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 April 16, 2009.

4/28/09
Dale E Ross
DALE E. ROSS

STATE OF OREGON, County of Deschutes ss.

On 4/28/09, 2009 personally appeared the above named DALE E. ROSS and acknowledged the foregoing instrument to be [his/her/their] voluntary act and deed.

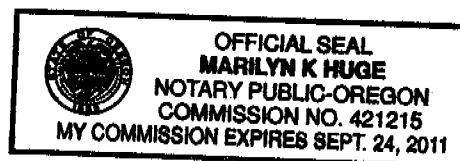
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66635PS

Before me: Marilyn K. Hulse
Notary Public for Oregon
My commission expires: 9/24/11

Official Seal



26
#24 ATE

Exhibit A

Beginning at a point in the Northeasterly boundaary of Tract 48 of Homedale Tracts, distant 150.4 feet from the Northeasterly corner of said Tract 48; thence Southwesterly at right angles 300 feet, more or less, to a point in the Southwesterly boundary of said Tract 48; thence Northerly along the Southwesterly boundary 72.6 feet, more or less; thence Northeasterly at right angles a distance of 300 feet to a point in the Northeasterly boundary of said Tract 48; thence Southeasterly 72.6 feet to the point of beginning, all being in Tract 48 of Homedale Tracts, Klamath County, Oregon.

CODE: 041 MAP: 3909-011AC TL: 03400 KEY: 549295