

2009-006729

Klamath County, Oregon



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05/13/2009 08:23:20 AM

Fee: \$21.00

After Recording Return to:

J. Fairbanks
1565 W. Hacienda Ave
Campbell, Ca. 95008

WARRANTY DEED
(Individual)

Fiserv ISS & Co., custodians FBO JOANN FAIRBANKS, IRA as to an undivided \$10,000.00/\$100,000.00 interest, herein called grantor, conveys to Jo-Ann Fairbanks an undivided \$10,000.00/\$100,000.00 interest herein called grantee, all that real property situated in the County of **Klamath**, State of Oregon described as:

Parcel 1, Parcel 2 and Parcel 3 of Land Partition 80-06

And Covenant the grantor is the owner of the above described property free of all encumbrances excepts covenants, conditions, restrictions, right, rights of way and easements of record, it 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.

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 THE APPROPRIATE CITY OR PLANNING DEPARTMENTS TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED AS 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 INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2.3 AND 5 TO 22 OF CHAPTER 424 OREGON LAWS 2007.

DATE

May 6, 2009

BY JoAnn Fairbanks

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 05-06-2009 before me Ajit Singh Banwait, a Notary Public in and for said state appeared JoAnn Fairbanks who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on this instrument the person or entity upon behalf of which the person acted, executed the instrument.

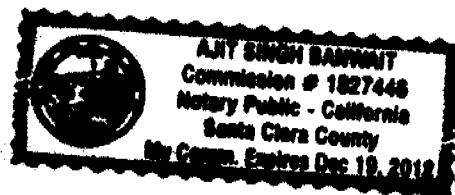
I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

NOTARY SIGNATURE

Ajit Singh Banwait

5/6/2009



in re
3844 Duvall Ave
Klamath Falls OR