

2009-006853

Klamath County, Oregon



05/15/2009 02:49:41 PM

Fee: \$26.00

After Recording Return to:
JACQUELINE A. LAMBERT
5842 Winter Ave
Klamath Falls, Or. 97603
Until a change is requested all tax statements
Shall be sent to the following address:
Same as above

ATE 66708

WARRANTY DEED
(INDIVIDUAL)

CALVIN DODGE, herein called grantor, convey(s) to JACQUELINE A. LAMBERT, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 11, KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 041 MAP: 3909-012BC TL:05700 KEY: 561412

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 \$130,000.00.
(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 [May 12, 2009].

CALVIN DODGE

STATE OF _____ County of _____) ss.

On _____, 2009 personally appeared the above named CALVIN DODGE and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

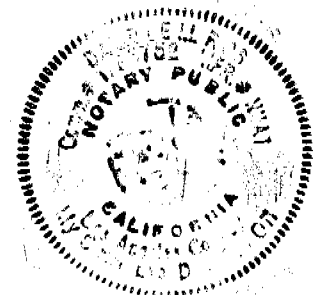


525 Main Street
Klamath Falls, OR 97601
Order No.: 66708MS

Before me: _____
Notary Public for
My commission expires: []

Official Seal

SEE ATTACHED DOC.



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ACKNOWLEDGMENT

State of California
County of Los Angeles

On May 14, 2009 before me, Danielle M. Rios, Notary Public
(insert name and title of the officer)

personally appeared Calvin W. Dodge
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 he she they executed the same in
 his her their authorized capacity (ies), and that by his her their signature (s)
person , or the 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



UNOFFICIAL COPY

