

2009-007697

Klamath County, Oregon



00067130200900076970010019

06/03/2009 11:59:48 AM

Fee: \$21.00

After Recording Return to:

MICHAEL B. METTS and TERESA A. METTS

609 Vain Voss Ave.
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL B. METTS and TERESA A. METTS

Same as above

ATE 66571

WARRANTY DEED

(INDIVIDUAL)

IRENE CLARA ANDERSON and JOHN FREDRICK KONGSTAD, herein called grantor, convey(s) to MICHAEL B. METTS and TERESA A. METTS, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lots 5 and 6, Block 46, LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, EXCEPT the Easterly 40 feet thereof; AND EXCEPT the Westerly 40 feet thereof.

CODE 001 MAP 3809-020CD TL 00700 KEY 171851

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.

GRANTORS HEREBY RESERVE A LIFE ESTATE INTEREST TO EACH OF THEMSELVES INDIVIDUALLY

The true and actual consideration for this transfer is \$37,500.00.
(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 13, 2009.

Irene Clara Anderson
IRENE CLARA ANDERSON

John F. Kongstad
JOHN FREDRICK KONGSTAD

STATE OF OREGON, County of Klamath) ss.

On March 29, 2009 personally appeared the above named IRENE CLARA ANDERSON and JOHN FREDRICK KONGSTAD and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 66571MS

Before me: Connie Jo Dusan
Notary Public for Oregon
My commission expires: Nov. 8, 2010

Official Seal

OFFICIAL SEAL
CONNIE JO DUSAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 411748
COMMISSION EXPIRES NOV 8, 2010

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