

2009-008049

Klamath County, Oregon



00067543200900080490010013

06/10/2009 02:02:47 PM

Fee: \$21.00

After Recording Return to:

CLAYTON CARR and TARA HANNIGAN

1377 Morningside Ln
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

CLAYTON CARR and TARA HANNIGAN

Same as above

ATE 66784

WARRANTY DEED

(INDIVIDUAL)

SUE K. TATUM, herein called grantor, convey(s) to CLAYTON CARR and TARA HANNIGAN, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 99 feet of Lot 21, Altamont Small Farms, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE 024 MAP 3909-015CA TL00200 KEY 578967

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 \$75,170.72.
(here comply with the requirements of ORS 93.930)

TH
CJ
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 June 9, 2009.

SUE K. TATUM

STATE OF OREGON, County of Klamath) ss.

On June 09, 2009 personally appeared the above named SUE K. TATUM and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66784MS

Before me:

Notary Public for Oregon

My commission expires: 3/10/2013

Official Seal

