

2009-010196

Klamath County, Oregon



00070158200900101960010018

07/28/2009 09:33:50 AM

Fee: \$21.00

After Recording Return to:

ROBERT STIRRET

4744 Frieda Avenue

Klamath Falls, OR. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERT STIRRET

4744 Frieda Avenue

Klamath Falls, OR. 97603

ATE 66864

WARRANTY DEED

(INDIVIDUAL)

JAMES G. PERREAULT and LISA B PERREAULT, tenants by the entirety, herein called grantor, convey(s) to ROBERT STIRRET, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

The Easterly 50 feet of Lot 6, Block 1, ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon
EXCEPTING any portion lying within Bisbee Street

CODE 041 MAP 3909-003DB TL 01900 KEY 528897

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 \$105,200.00.
(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 July 23, 2009.

JAMES G. PERREAULT

LISA B PERREAULT

STATE OF OREGON, County of Josephine ss.

On July 23, 2009 personally appeared the above named JAMES G. PERREAULT and LISA B PERREAULT and acknowledged the foregoing instrument to be their voluntary act and deed.

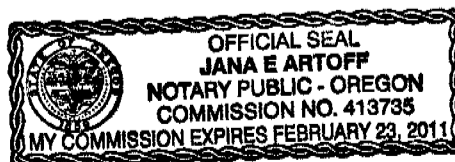
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66864MS

Before me: Jana E. Artoff
Notary Public for Oregon
My commission expires: 2-23-11

Official Seal



ATE 66864