

2009-010402

Klamath County, Oregon



00070391200900104020010017

07/31/2009 03:20:43 PM

Fee: \$21.00

After Recording Return to:

JUSTIN J. HALVORSEN and BRANDY M HALVORSEN

826 N. 6TH

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JUSTIN J. HALVORSEN and BRANDY M HALVORSEN

SAME AS ABOVE

ATE 66852

WARRANTY DEED

(INDIVIDUAL)

RYAN WEIDER, herein called grantor, convey(s) to JUSTIN J. HALVORSEN and BRANDY M HALVORSEN, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 1 and the Northeasterly 26.05 feet of Lot 2, Block 22, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 001 MAP 3809-029CD TL 18700 KEY 368783

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 \$104,900.00.
(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].

RYAN WEIDER

STATE OF OREGON, County of KLAMATH) ss.

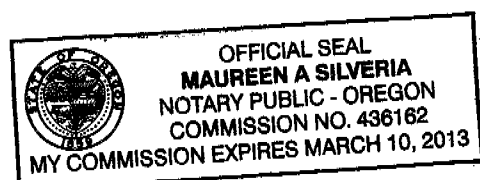
On July 29, 2009 personally appeared the above named RYAN WEIDER and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 66852MS

Before me: ma Silver
Notary Public for Oregon
My commission expires: 3/10/2013
Official Seal



#21 ATE