

2009-010690

Klamath County, Oregon



00070744200900106900010011

08/10/2009 09:12:32 AM

Fee: \$21.00

After Recording Return to:  
KELLY ANN KLINE

3.0 Box 164. Klamath Falls OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:  
SAME AS ABOVE

ATE 67030

**WARRANTY DEED**  
(INDIVIDUAL)

**BOBBY OWENS**, herein called grantor, convey(s) to **KELLY ANN KLINE**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

**Lot 1 of Land Partition 36-04 being portion of Lots 11 and 14 of VILLA ST. CLAIR situated in the NW 1/4 of Section 14, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon**

**CODE: 041 MAP: 3909-014bb TL: 01801 KEY: 891448**

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 **\$200,000.00**.  
(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 **August 5, 2009**.

**BOBBY OWENS**

STATE OF OREGON, County of **Klamath**) ss.

On August 6, 2009 personally appeared the above named **BOBBY OWENS** and acknowledged the foregoing instrument to be his voluntary act and deed.

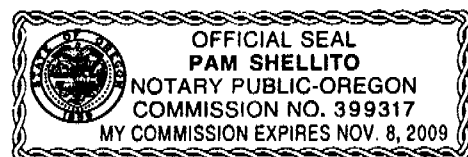
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67030PS

Before me:   
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal



# 21 ATE