

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



SANDRA HOWELL

178 BLOOMINGDALE AVE

DUNBAR CA 93618

Grantor's Name and Address

ANN C HARTMAN - Boggs

P.O. Box 431

DUNBAR CA 93621

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

ANN C HARTMAN - Boggs

P.O. Box 431

DUNBAR, CA 93621

Until requested otherwise, send all tax statements to (Name, Address, Zip):

ANN C HARTMAN - Boggs

P.O. Box 431

DUNBAR, CA 93621

2009-014257

Klamath County, Oregon



00075008200900142570020022

SPACE RES:  
FOR  
RECORDED

11/05/2009 09:32:16 AM

Fee: \$42.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SANDRA HOWELL AN UNMARRIED WOMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ANN C HARTMAN - Boggs, AN UNMARRIED WOMAN DAVID EUGENE KNIGHT - WILSON, A SINGLE MAN, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

THE E1/2E1/2NW1/4SE1/4 of SECTION 31 TOWNSHIP 35 SOUTH RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, EXCLUDING THEREFROM THE EASTERLY 30 FEET AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, EXCEPTING THAT PORTION NORTHWEST OF CENTERLINE OF RAILROAD TRACKS, KLAMATH COUNTY OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

SANDRA HOWELL - NO EXCEPTIONS.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

Sandra Howell 11/3/09  
SANDRA HOWELL

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.

Notary Public for Oregon

My commission expires \_\_\_\_\_

## ACKNOWLEDGMENT

State of California  
County of TULARE

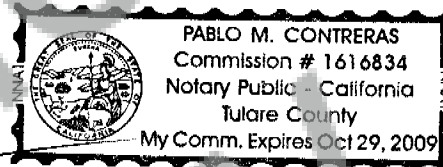
On OCTOBER 30, 2009 before me, PABLO M. CONTRERAS  
(insert name and title of the officer)

personally appeared SANDRA HOWELL\*\*\*\*\*  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



=====OPTIONAL=====

### DESCRIPTION OF ATTACHED DOCUMENT:

TITLE OR TYPE OF DOCUMENT: WARRANTY DEED.

DOCUMENT DATE 10-30-09 NUMBER OF PAGES ONE.