

ESC

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



Richard L. Garbutt

635 Main Street

Klamath Falls, OR 97601

Grantor's Name and Address

Thomas F. Della-Rose and Sheryl H.

Della-Rose -- 6563 Osprey Lane

Klamath Falls, OR 97601

Grantee's Name and Address

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

Thomas F. Della-Rose & Sheryl Della-

Rose -- 6563 Osprey Lane

Klamath Falls, OR 97601

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

Thomas F. Della-Rose & Sheryl Della-

Rose -- 6563 Osprey Lane

Klamath Falls, OR 97601

2009-014340

Klamath County, Oregon



00075116200900143400010018

SPACE RESE

11/06/2009 03:35:57 PM

Fee: \$37.00

FOR

RECORDER:

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Richard L. Garbutthereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Thomas F. Della-Rose & Sheryl H. Della-Rose, Husband and Wife as tenants by the entiretyhereinafter 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:

Lots 11C, 11D, 12C and 12D, Block 4, SUPPLEMENTAL PLAT
OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the
office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033BB TL 03101 KEY #888711

CODE 001 MAP 3809-033BB TL 03000 KEY #414983

(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): 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 \$ 15,000.00. ^① ~~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 ①, 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 November 5, 2009; 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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on November 5, 2009by Richard L. Garbutt

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2/22/12