

2009-015204

Klamath County, Oregon



00076117200900152040010012

12/01/2009 02:32:45 PM

Fee: \$37.00

After Recording Return to:

PAUL VIRGIL

387 CENTER RIDGE DR.

CULVER, OR. 97734

Until a change is requested all tax statements

Shall be sent to the following address:

PAUL VIRGIL

387 CENTER RIDGE DR.

CULVER, OR. 97734

ATE 67319

WARRANTY DEED

(INDIVIDUAL)

STEVEN ALLEN, herein called grantor, convey(s) to PAUL VIRGIL, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 28, Block 10, Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

CODE 008 MAP 3107-001DO TL 05900 KEY #81173

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

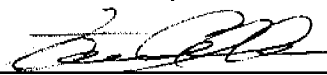
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$5,500.00.

(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 November 20, 2009.

 11/30/09
STEVEN ALLEN

STATE OF New Mexico County of Eddy ss.

On November 30th, 2009 personally appeared the above named STEVEN ALLEN and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



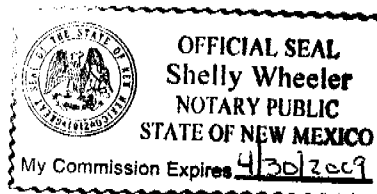
525 Main Street
Klamath Falls, OR 97601
Order No.: 67319MS

Before me:

Notary Public for Oregon

My commission expires:

Official Seal



ATE 637