

2009-015429

Klamath County, Oregon



00076384200900154290010011

12/07/2009 03:20:46 PM

Fee: \$37.00

After Recording Return to:

STEVEN APREA and SANDRA APREA
12949 9TH STREET
CHINO, CA, 91710

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN APREA and SANDRA APREA
12949 9TH STREET
CHINO, CA, 91710

ATE 67353

WARRANTY DEED

(INDIVIDUAL)

WILLIAM WYETH WALTERS and PATSY HASKELL WALTERS, herein called grantor, convey(s) to STEVEN APREA and SANDRA APREA, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 8, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3610-011AO TL04700 KEY328327

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 \$5,000.00.
(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 December 2, 2009.

WILLIAM WYETH WALTERS

PATSY HASKELL WALTERS

STATE OF Arizona County of Maricopa) ss.

On December 03, 2009 personally appeared the above named WILLIAM WYETH WALTERS and PATSY HASKELL WALTERS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67353MS

Before me: Mirtha Prado
Notary Public for State of Arizona
My commission expires: 07/10/2013

Official Seal



ATE 37