

2010-000875

Klamath County, Oregon



00078429201000008750010012

01/22/2010 03:34:15 PM

Fee: \$37.00

After Recording Return to:

TRAHERN C. FOX

825 Hillside Ave
Klamath Falls, OR 97601

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

SAME AS ABOVE

ATE 67373

WARRANTY DEED

(INDIVIDUAL)

DANIEL LEGGETT, herein called grantor, convey(s) to TRAHERN C. FOX, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 001 MAP: 3809-028BD TL: 00400 KEY: 218419

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 \$110,500.00.
(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 December 7, 2009.

Daniel Leggett
DANIEL LEGGETT

STATE OF OREGON, County of Klamath) ss.

On January 22, 2010 personally appeared the above named DANIEL LEGGETT and acknowledged the foregoing instrument to be his [his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67373PS

Before me: Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2013

Official Seal

