

2010-002672

Klamath County, Oregon



00080512201000026720010015

02/26/2010 09:12:09 AM

Fee: \$37.00

After Recording Return to:

SHEILA M. HUNT

P.O. Box 986

Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 67577

WARRANTY DEED

(INDIVIDUAL)

AUBREY G SPEARS and OLETTA C SPEARS, husband and wife, herein called grantor, convey(s) to SHEILA M. HUNT, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 22, Block 24, 4TH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 097 MAP: 3907-026D0 TL: 09300 KEY: 488877

Together with an undivided 1/3 interest in well and pump house located on the property legally described above.

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 \$71,000.00.
(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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. S.M.H.

Dated February 22, 2010.

Aubrey G. Spears
AUBREY G SPEARS

Oletta C. Spears
OLETTA C SPEARS

STATE OF OREGON, County of Klamath) ss.

On February 25, 2010 personally appeared the above named AUBREY G SPEARS and OLETTA C SPEARS and acknowledged the foregoing instrument to be their voluntary act and deed.

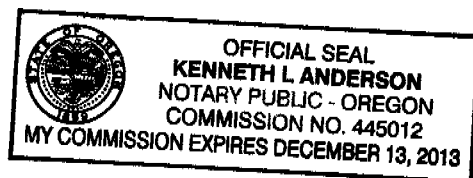
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67577PS

Before me: Kenneth L. Anderson
Notary Public for Oregon
My commission expires: 12/13/2013

Official Seal



ATE 37