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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2009-015366

Klamath County, Oregon

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12/04/2009 02:20:42 PM

Fee: \$37.00

2010-002714

Klamath County, Oregon



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02/26/2010 03:41:33 PM

Fee: \$37.00

DOUGLAS BETTY L. SPETTER
4545 THOMPSON AVE.
KLAMATH FALLS, OR. 97603
 Grantor's Name and Address

DOUGLAS L. SPETTER
4545 THOMPSON AVE.
KLAMATH FALLS, OR. 97603
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
DOUGLAS L. SPETTER
4545 THOMPSON AVE.
KLAMATH FALLS, OR. 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
DOUGLAS L. SPETTER
4545 THOMPSON AVE.
KLAMATH FALLS, OR. 97603

SPACE RESERVE
FOR
RECORDER

RECORD TO CORRECT LEGAL
 KNOW ALL BY THESE PRESENTS that

WARRANTY DEED

BETTY L. SPETTER

2009-015366

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS L. SPETTER

hereinafter 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:

4545 THOMPSON AVE.KLAMATH FALLS, OR. 97603

082 THE SOUTH 70 FEET OF LOTS 44, 45, 46, AND 47 IN BLOCK 10 OF
ST. FRANCIS PARK,

(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): N/A

_____, 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 \$ 1.00. 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 ®, 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 12/4/09; 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 12/4/09by Betty L. SpetterThis instrument was acknowledged before me on 12/4/09by Robert Walkeras Spigel Workerof High Desert Hospice, LLC

Rachel Halpenny
 Notary Public for Oregon
 My commission expires 12/5/11