



00081200201000032650020029

03/12/2010 03:29:28 PM

Fee: \$42.00

After Recording Return to:
DEBRA S. WILSON
701 Uerlings
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
DEBRA S. WILSON
701 Uerlings
Klamath Falls, OR 97601
ATE 67591

WARRANTY DEED
(INDIVIDUAL)

LURA K. SIGLIN, herein called grantor, convey(s) to **DEBRA S. WILSON**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof

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 **\$130,000.00**.
(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.

Dated **March 2, 2010**.

LURA K. SIGLIN

STATE OF OREGON, County of ~~Marion~~ Klamath ss.

On March 12, 2010 personally appeared the above named **LURA K. SIGLIN** and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67591PS

Before me:
Notary Public for Oregon
My commission expires: Nov 8, 2013

Official Seal

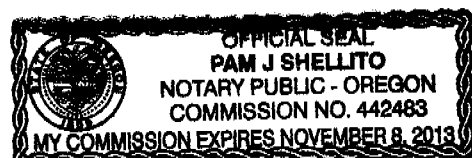


Exhibit A

Parcel 1:

Lot 1, Block 2, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 2:

Lot 3, Block 95, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Uerlings Street as vacated and described in Ordinance #5993, recorded October 25, 1974 in Book M74 at Page 13971.

CODE: 001 MAP: 3809-029CD TL: 08100 KEY: 367418

CODE: 001 MAP: 3809-029CC TL: 00400 KEY: 366525