

2013-010077

Klamath County, Oregon



00141812201300100770020028

09/04/2013 09:57:18 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Sally M. Kent
2309 Linda Vista Drive
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Bradford J. Aspell and
Susan E. Aspell
727 Hillside Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEES
727 Hillside Avenue
Klamath Falls, OR 97601

WARRANTY DEED - STATUTORY FORM

SALLY M. KENT, Grantor, conveys and warrants to **BRADFORD J. ASPELL AND SUSAN E. ASPELL, Husband and Wife, Grantees,** all of that certain real property described as follows, to-wit:

Lot 2 of Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS, in the city of Klamath Falls, Klamath County, Oregon.

SUBJECT TO taxes, contracts and/or liens for irrigation and/or drainage, covenants, conditions, restrictions, easements, homeowners association provisions, rights-of-way and other matters now of record, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF

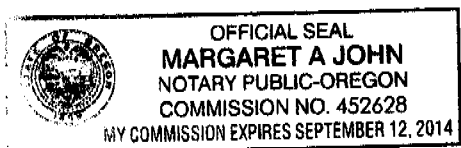
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED 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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 3rd day of September, 2013.

Sally M. Kent
SALLY M. KENT Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 3 day of September, 2013, by SALLY M. KENT.



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14