

04 FEB 19 AM 11:16

Vol M04 Page 09498



After recording return to:  
Tej N. Pandey and Ragini Pandey  
151 Middleton Way  
Sacramento, CA 95864

Until a change is requested all tax statements  
shall be sent to the following address:  
Tej N. Pandey and Ragini Pandey  
151 Middleton Way  
Sacramento, CA 95864

File No.: 7021-329449 (cs)  
Date: February 04, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 02/19/2004 11:16 a.m  
Vol M04 Pg 9498-99  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

## STATUTORY WARRANTY DEED

**Vibhuti P. Giacomelli**, Grantor, conveys and warrants to **Tej N. Pandey and Ragini Pandey as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 5 in Block 16 of Riverside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

09499

APN:

Statutory Warranty Deed  
- continued

File No.: 7021-329449 (cs)  
Date: 02/04/2004

*Vibhuti Pandey*  
Vibhuti P. Giacomelli

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 17 day of February, 2004  
by **Vibhuti P. Giacomelli, aka Vibhuti P. Pandey.**

*Susan Marie Campbell*



Notary Public for Oregon  
My commission expires: 3-27-06