

05 MAR 11 PM 3:44

Vol M05 Page 16448



After recording return to:  
Gloria A Ochoa  
9644 Parakeet Drive  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Gloria A Ochoa  
9644 Parakeet Drive  
Bonanza, OR 97623

File No.: 7021-531623 (SAC)  
Date: March 01, 2005

State of Oregon, County of Klamath  
Recorded 03/11/2005 3:44p m  
Vol M05 Pg 16448-50  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Cynthia Journagan**, Grantor, conveys and warrants to **Gloria A Ochoa**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 10, Block 64 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3, 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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7 day of March, 2005.

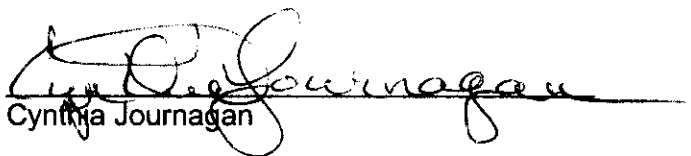
F315

16449

APN: R459140

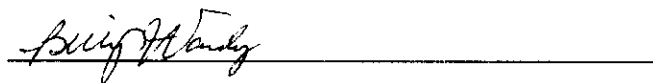
Statutory Warranty Deed  
- continued

File No.: 7021-531623 (SAC)  
Date: 03/01/2005

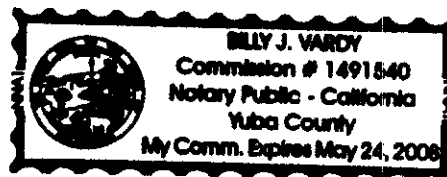
  
Cynthia Journagan

STATE OF Oregon CALIFORNIA )  
County of Klamath Yuba )ss.

This instrument was acknowledged before me on this 27 day of MARCH, 2005  
by **Cynthia Journagan**.



Notary Public for ~~Oregon~~  
My commission expires: 5/24/08



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

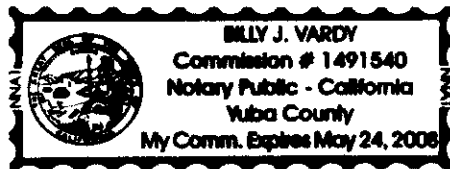
State of California

County of YUBA

} ss.

On MARCH 7 2005 before me, BILLY J VARDY, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared CYNTHIA ANNE JOURNAGAN  
Name(s) of Signer(s)

I personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Billy J Vardy  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**Title or Type of Document: STATUTORY WARRANTY DEEDDocument Date: MARCH 7, 2005 Number of Pages: 2Signer(s) Other Than Named Above: NONE**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

