



After recording return to:
Benedetto Vitale
1016 Owens Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Benedetto Vitale
1016 Owens Street
Klamath Falls, OR 97601

File No.: 7021-744098 (DMC)
Date: January 26, 2006

M06-01921

Klamath County, Oregon

01/31/2006 11:20:05 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Harriet A. Grove, Grantor, conveys and warrants to **Benedetto Vitale**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southerly 47 feet of Lots 23, 24 and 25 Block 3, Industrial 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.

The true consideration for this conveyance is **\$78,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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APN: 612091

Statutory Warranty Deed
- continued

File No.: 7021-744098 (DMC)
Date: 01/26/2006

Dated this 30 day of Jan, 2006.

Harriet A. Grove
Harriet A. Grove

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this

30 day of Jan, 2006

by **Harriet A. Grove.**

Stacy Collins
Dori Crain
Notary Public for Oregon
My commission expires ~~November 7, 2009~~
8-2-07

