

M06-04823

Klamath County, Oregon

03/17/2006 11:21:09 AM

Pages 2 Fee: \$26.00



After recording return to:

Danny Allen

2958 Hope St.
Klamath Falls, OR, 97603

Until a change is requested all tax statements
shall be sent to the following address:

Danny Allen

Address as shown above.

File No.: 7021-771122 (MTA)

Date: March 13, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

JOE TROMBINO, Grantor, conveys and warrants to **DANNY ALLEN**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1 and 2 Block 3, Fairhaven Heights, according to the official plat thereof on file in the office of the County Clerk, 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 **\$40,000.00**. (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 ORS 197.352. 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 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 ORS 197.352.

Dated this 15th day of March, 2006.

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APN: 495994

Statutory Warranty Deed
- continued

File No.: 7021-771122 (MTA)
Date: 03/13/2006

Joe Tombino
Joe Tombino

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15th day of March, 2006
by **Joe Tombino**.

Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

