

**M06-05772**

Klamath County, Oregon

03/28/2006 03:18:50 PM

Pages 2 Fee: \$26.00



After recording return to:  
Constanza Montejo-Kadera  
6518 Jordan Junction  
Klamath Falls OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Constanza Montejo-Kadera  
6518 Jordan Junction  
Klamath Falls OR 97603

File No.: 7021-791538 (MTA)  
Date: March 27, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**O'Connor Livestock Company, an Oregon Corporation who aquired title as O'Conner Livestock Company, an Oregon Corporation, Grantor, conveys and warrants to Constanza Montejo-Kadera and Petr Kadera, wife and husband, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 35 in Tract 1403, First Addition to Klamath Meadows East, 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 **\$220,000.00**. (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.

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APN: R890574

Statutory Warranty Deed  
- continued

File No.: 7021-791538 (MTA)  
Date: 03/27/2006

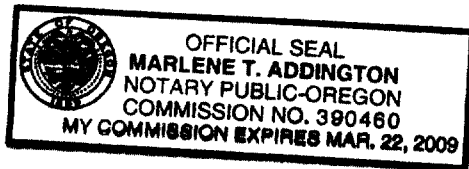
Dated this 27<sup>th</sup> day of March, 2006.

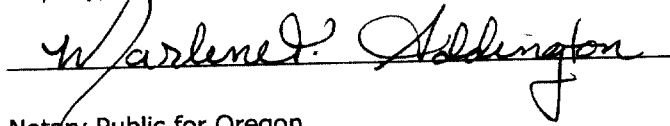
O'Conner Livestock  
Company, an  
Oregon Corporation

  
**JACK O'CONNER**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 27<sup>th</sup> day of March, 2006  
by Jack O'Conner as of O'Conner Livestock Company, on behalf of the Corporation.



  
Notary Public for Oregon  
My commission expires: 3-22-2009