

M06-08367

Klamath County, Oregon

04/28/2006 12:04:18 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Stephen Federico
6410 Willmontt Court
Klamath Falls, OR 97603

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

Stephen Federico
6410 Willmontt Court
Klamath Falls, OR 97603

File No.: 7021-795899 (ALF)

Date: April 11, 2006

STATUTORY WARRANTY DEED

James Patzke, Grantor, conveys and warrants to **Stephen Federico**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lots 15 and 16 in Block 21, 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, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Block 21, Industrial Addition to the City of Klamath Falls, Oregon; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly and parallel with Martin Street, 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue, 50 feet; thence Southeasterly along Martin Street 37 1/2 feet to the place of beginning.

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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

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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 08 day of April, 2006

James Patzke
James Patzke

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 08 day of April, 2006
by **James Patzke**.

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-06

