

M06-09115

Klamath County, Oregon

05/08/2006 03:46:41 PM

Pages 2 Fee: \$26.00



After recording return to:
Yury G. Blake and Ludmila Blake
10914 SE Knapp Street
Portland, OR 97266

Until a change is requested all tax statements
shall be sent to the following address:
Yury G. Blake and Ludmila Blake
10914 SE Knapp Street
Portland, OR 97266

File No.: 7021-809060 (DMC)
Date: May 02, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lucia K. Strauja, Grantor, conveys and warrants to **Yury G. Blake and Ludmila Blake as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 61 of Block 32 in Tract 1184, Oregon Shores, Unit 2 First Addition, 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 **\$9,500.00**. (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.

261 F

File No.: 7021-809060 (DMC)
Date: 05/02/2006

Lucia K. Strauja
Lucia K. Strauja

 **OFFICIAL SEAL**
Notary Public, North Carolina
County of Orange
JOHN E. COTTERMAN