



After recording return to:
Hrant Y. Boyadjian
1411 Canby Street
Klamath Falls, OR 97601

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

Hrant Y. Boyadjian
1411 Canby Street
Klamath Falls, OR 97601

File No.: 7021-827131 (DMC)
Date: June 02, 2006

M06-12306

Klamath County, Oregon

06/15/2006 03:41:55 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Shannon R. Marquardt, Grantor, conveys and warrants to **Hrant Y. Boyadjian**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 756 IN BLOCK 117 OF MILLS 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 **\$94,000.00**. (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.

26F

APN: 613198

Statutory Warranty Deed
- continued

File No.: 7021-827131 (DMC)
Date: 06/02/2006

Dated this 14th day of June, 2006.

Shannon R Marquardt
Shannon R. Marquardt

STATE OF California)
~~Oregon~~ P.G.H.)
County of Tuolumne)ss.
~~Klamath~~ P.G.H.)

This instrument was acknowledged before me on this 14th day of June, 2006
by **Shannon R. Marquardt**.

Pamela G. Harris
P.G.H. ~~Dori Grain~~
Notary Public for California ~~Oregon~~ P.G.H.
My commission expires: November 7, 2009 P.G.H.
March 04, 2007

