

2006-018387

Klamath County, Oregon



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09/12/2006 03:02:31 PM

Fee: \$21.00

After Recording Return to:

MARIA L. BARAJAS and LUIS BARAJAS

4112 Austin St.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEW: 63707 PS
WARRANTY DEED
(INDIVIDUAL)

JOSEPH A. GEREMIA and SUSAN M. GEREMIA, herein called grantor, convey(s) to MARIA L. BARAJAS and LUIS BARAJAS, ~~husband and wife~~, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Southerly 97 feet of Lot 8, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-010CA TL 03900 KEY #543433

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$195,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 26, 2006.

JOSEPH A. GEREMIA

SUSAN M. GEREMIA

STATE OF OREGON, County of Klamath) ss.

On August 30, 2006 personally appeared the above named JOSEPH A. GEREMIA and SUSAN M. GEREMIA and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063707

Before me: Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

