

2006-018628

Klamath County, Oregon



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09/15/2006 03:48:45 PM

Fee: \$26.00

After recording return to:
Brandon Roberts

1916 Eldorado
Klamath Falls, OR.
97601

Until a change is requested all tax statements
shall be sent to the following address:
Brandon Roberts
Address as shown above.

File No.: 7021-896812 (MTA)
Date: September 12, 2006

STATUTORY WARRANTY DEED

Thomas L. Molatore, Trustee of the Thomas L. Molatore Revocable Living Trust dated August 29, 2005, Grantor, conveys and warrants to **Brandon Roberts**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 10 IN BLOCK 2 OF FIRST ADDITION TO LOMA LINDA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 12th day of September, 2006.

Thomas L. Molatore, Trustee of the Thomas
L. Molatore Revocable Living Trust dated
August 29, 2005

Thomas L. Molatore, Trustee
Thomas L. Molatore, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14th day of September, 2006
by Thomas L. Molatore as Trustee of Thomas L. Molatore Revocable Living Trust dated August 29, 2005,
on behalf of the Trust.

Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

