



After recording return to:
Stephanie Pochatko
2170 Ogden Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Stephanie Pochatko
2170 Ogden Street
Klamath Falls, OR 97603

File No.: 7021-954691 (DMC)
Date: December 14, 2006

2006-024840

Klamath County, Oregon



12/15/2006 01:41:57 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Jacqueline K. Weiser, Grantor, conveys and warrants to **Stephanie Pochatko**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 of SUNRISE PARK, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to:

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 **\$88634.16**. (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.

Dated this 15 day of December, 2006.

Jacqueline K. Weiser
Jacqueline K Weiser

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of December, 2006
by **Jacqueline K Weiser**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009