

2007-000718

Klamath County, Oregon



00012916200700007180020025

01/16/2007 11:00:19 AM

Fee: \$26.00



After recording return to:  
Rodney Osborn and Sarah Osborn  
PO Box 402  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Rodney Osborn and Sarah Osborn  
PO Box 402  
Bonanza, OR 97623

File No.: 7021-939579 (ALF)  
Date: January 05, 2007

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**CITIFINANCIAL, INC., BY CITIFINANCIAL MORTGAGE COMPANY, INC.,** Grantor, conveys and warrants to **Rodney Osborn and Sarah Osborn, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6 in Block 29, Klamath Falls Forest Estates Highway 66 Unit, Plat #2, 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

26-F

APN: R461529

Statutory Warranty Deed  
- continued

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Date: 01/05/2007

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, 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 11 day of January, 2007.

CITIFINANCIAL, INC., BY CITIFINANCIAL  
MORTGAGE COMPANY, INC.

By: Mason Legendre  
Secretary Treasurer

STATE OF ~~Oregon~~ Maine )  
County of ~~Klamath~~ Cumberland )ss.

This instrument was acknowledged before me on this 11 day of January, 2007  
by Mason Legendre as Secretary of CITIFINANCIAL, INC., BY  
CITIFINANCIAL MORTGAGE COMPANY, INC., on behalf of the Treasurer

Carrie Wallace  
Maine

Notary Public for ~~Oregon~~  
My commission expires:

CARRIE WALLACE  
Notary Public, Maine  
My Commission Expires  
May 5, 2012