



00013750200700014100020025



After recording return to:
Jake D. Tapia and Cindy L. Tapia
4659 Cannon Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jake D. Tapia and Cindy L. Tapia
4659 Cannon Avenue
Klamath Falls, OR 97603

File No.: 7021-963646 (ALF)
Date: January 24, 2007

THIS SPACE

01/26/2007 01:39:45 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Martha E. Pigeon, Grantor, conveys and warrants to **Jake D. Tapia and Cindy L. Tapia, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 33 and 34 and the E 1/2 of Lot 32, Block 6, ST. FRANCIS PARK, in the County of Klamath, State of Oregon, 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 **\$118,000.00**. (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, 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 25 day of January, 2007.

Martha E. Pigeon

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of January, 2007
by **Martha E. Pigeon**.

Notary Public for Oregon
My commission expires:

