2007-002388 Klamath County, Oregon





After recording return to: Nick Krishcko 15521 NE 87th Street Vancouver, WA 98882-3573

Until a change is requested all tax statements shall be sent to the following address: Nick Krishcko 15521 NE 87th Street Vancouver, WA 98882-3573

File No.: 7021-972118 (DMC) Date: January 31, 2007 THIS SPAC 02/12/2007 11:14:18 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Charles F. Wright and Angela P. Wright, Grantor, conveys and warrants to **Nick Krishcko**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3 IN BLOCK 25 OF THIRD ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

 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 \$9,300.00. (Here comply with requirements of ORS 93.030)

Page 1 of 2

26-F

File No.: **7021-972118 (DMC)**Date: **01/31/2007**

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

RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.	
Dated this 2 day of FEB	, 20 <u>07</u> .
Charles F. Wright	Angela P. Wright
STATE OF))ss.
County of)
This instrument was acknowledged before me on this and day of finally, 20 0 > by Charles F. Wright and Angela P. Wright.	
OFFICIAL SEAR. WARREN PRUE NOTARY PUBLIC-STATE OF NEW MENCO My commission expires:	Notary Public for My commission expires: