



After recording return to:
Josephine Rizkovsky
2611 Watson Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Josephine Rizkovsky
2611 Watson Street
Klamath Falls, OR 97603

File No.: 7021-974851 (ALF)
Date: February 09, 2007

2007-002711
Klamath County, Oregon



02/15/2007 03:23:45 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Rockey W. Warner and Kelli Warner, Grantor, conveys and warrants to **Josephine Rizkovsky**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: 

LOT 25 OF PIEDMONT HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPT THE EAST 130 FEET THEREOF.

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 **\$380,000.00**. (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 13 day of February, 2007.

Rockey W. Warner
Rockey W. Warner

Kelli Warner
Kelli Warner

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 13 day of February, 2007
by **Rockey W. Warner and Kelli Warner.**

Adrien Fleen

Notary Public for Oregon

My commission expires: 12-3-10

