

2007-003466

Klamath County, Oregon



00016205200700034660020029

02/28/2007 03:19:20 PM

Fee: \$26.00

After Recording Return to:

RAMSY NASRA

5744 Berkshire Vally Rd #243
Oakridge, NJ 07438

Until a change is requested all tax statements

Shall be sent to the following address:

RAMSY NASRA

Same as above

ATE: 64418ms

WARRANTY DEED
(INDIVIDUAL)

SANDRA J. LOTTERMOSER, herein called grantor, convey(s) to **RAMSY NASRA**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$14,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated February 20, 2007.

SANDRA J. LOTTERMOSER

STATE OF CALIFORNIA, County of LOS ANGELES ss.

On Feb. 22, 2007, 2007 personally appeared the above named **SANDRA J. LOTTERMOSER** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064418

Before me:
Notary Public for California
My commission expires: Jun 4, 2009

Official Seal



\$26-A

Exhibit A

Lot 17, Block 23, Tract No. 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

~~CODE 008 MAP 3513-033B0 TL 03200 KEY #297495~~
~~CODE 008 MAP 3513-033A0 TL 03500 KEY #297048~~
~~CODE 008 MAP 3513-033A0 TL 04800 KEY #296824~~
CODE 008 MAP 3513-033C0 TL 04300 KEY #298010