

2007-004583

Klamath County, Oregon



00017575200700045830020020

03/16/2007 03:16:27 PM

Fee: \$26.00



After recording return to:  
Alfred Voegels and Michelle Voegels

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Alfred Voegels and Michelle Voegels

Klamath Falls, OR 97601

File No.: 7021-896970 (ALF)

Date: March 8, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**Jerry M. Molatore and Yvette M. Molatore as tenants by the entirety**, Grantor, conveys and warrants to **Alfred Voegels and Michelle Voegels as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 7, BLOCK 2 FIRST ADDITION TO LOMA LINDA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

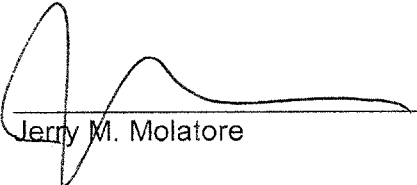
**Subject to:**

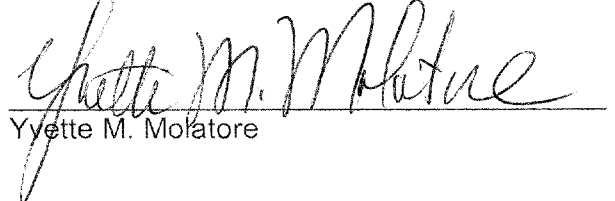
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$108,000.00**. (Here comply with requirements of ORS 93.030)

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 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 ORS 197.352.

Dated this 8<sup>th</sup> day of March, 2007.

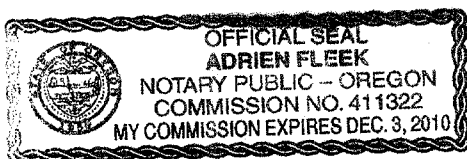
  
Jerry M. Molatore

  
Yvette M. Molatore

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 8 day of March, 2007  
by **Jerry M. Molatore and Yvette M. Molatore.**

  
Adrien Fleen



Notary Public for Oregon  
My commission expires: 12-3-10