

2007-005477

Klamath County, Oregon



00018562200700054770010010

03/26/2007 11:46:12 AM

Fee: \$21.00

After Recording Return to:

GRACIELA MONTES

2519 Eberlein Ave  
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

GRACIELA MONTES

Same as above

ATE: 64508 MS

# WARRANTY DEED

(INDIVIDUAL)

LORI D. OLIVER, herein called grantor, convey(s) to GRACIELA MONTES, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 20 feet of Lot 23 and the Westerly 30 feet of Lot 24, Block 302, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033DA TL 15600 KEY# 615631

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 \$135,000.00.  
(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 March 20, 2007.

  
LORI D. OLIVER

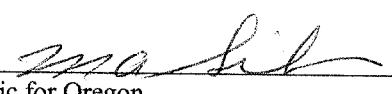
STATE OF OREGON, County of KLAMATH ) ss.

On March 21, 2007 personally appeared the above named LORI D. OLIVER 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.: 00064508

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal

