

2007-006442
Klamath County, Oregon



04/06/2007 02:37:02 PM

Fee: \$21.00

After Recording Return to:
ALDEN GARLITZ and PEDROSA GARLITZ
4402 Hope St.
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

ATE: 64533 PS

WARRANTY DEED
(INDIVIDUAL)

CONNIE F. WALLING, herein called grantor, convey(s) to **ALDEN GARLITZ and PEDROSA GARLITZ**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 16, Block 7, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-011CD TL 13000 KEY# 556106

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 **\$185,500.00**.
(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 2, 2007**.

Connie F. Walling
CONNIE F. WALLING

STATE OF OREGON, County of **Klamath**) ss.

On April 5, 2007 personally appeared the above named **CONNIE F. WALLING** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



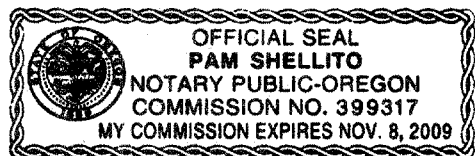
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064533

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



\$21-A