

2007-007796

Klamath County, Oregon



00021300200700077960010012

05/01/2007 11:03:31 AM

Fee: \$21.00

After Recording Return to:

STEVEN C. STROOT and LINDA C. STROOT

37273 MODOC POINT RD.
CHILOQUIN OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN C. STROOT and LINDA C. STROOT

Same as above

ATE: 64699MS

WARRANTY DEED

(INDIVIDUAL)

ANGELA MACHADO, herein called grantor, convey(s) to STEVEN C. STROOT and LINDA C. STROOT, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 33, Block 1, Tract No. 1235, BELLA VISTA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-007DD TL 01800 KEY #806890

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 \$56,300.00.

(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 April 18, 2007.


ANGELA MACHADO


STATE OF OREGON, County of Jackson) ss.

On 4/19/07, 2007 personally appeared the above named ANGELA MACHADO 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.: 00064699

Before me: 
Notary Public for Oregon
My commission expires: 1/8/09

Official Seal



\$21. A