



After recording return to:  
Rhonda Baker  
24375 Jackson Avenue V205  
Murrieta, CA 92562

Until a change is requested all tax statements  
shall be sent to the following address:  
Rhonda Baker  
24375 Jackson Avenue V205  
Murrieta, CA 92562

File No.: 7021-1019460 (ALF)  
Date: May 01, 2007

**2007-008136**

Klamath County, Oregon



00021692200700081360020023

05/04/2007 03:02:58 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Hrant Y. Boyadjian**, Grantor, conveys and warrants to **Rhonda Baker**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 756 IN BLOCK 117 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$112,000.00**. (Here comply with requirements of ORS 93.030)

F-26

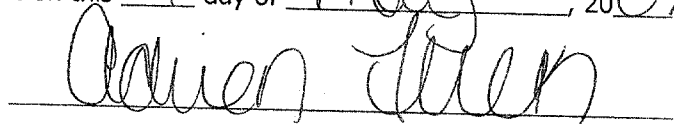
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 4 day of May, 2007.

  
Hrant Y. Boyadjian

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 4 day of May, 2007  
by **Hrant Y. Boyadjian**.



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

