

MT07914

2007-008712

Klamath County, Oregon



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05/11/2007 03:22:51 PM

Fee: \$21.00

## WARRANTY DEED -- STATUTORY FORM

INDAR BHAN AND HEIDI L. BHAN, TRUSTEES OF THE INDAR AND HEIDI L. BHAN LIVING TRUST UTD THE 17TH OF FEBRUARY 2006., Grantor,

conveys and warrants to

VELMA A. GOLDSMITH, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 13, 14, and 15, Block 11 of Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 162978

Map/Tax Lot No(s): 2607-001A0-09000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$285,000.00 .

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 9th day of May, 2007.

Indar Bhan  
INDAR BHAN, TRUSTEE

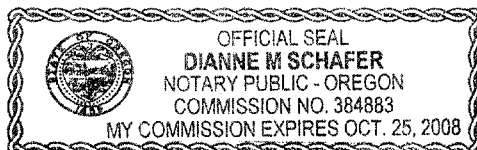
Heidi L. Bhan  
HEIDI L. BHAN, TRUSTEE

STATE OF OREGON, COUNTY OF Lane, SS.

This instrument was acknowledged before me on May 9th, 2007 by INDAR BHAN, TRUSTEE and HEIDI L. BHAN, TRUSTEES OF THE INDAR AND HEIDI L. BHAN LIVING TRUST UTD THE 17TH OF FEBRUARY 2006..

[Signature]  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

VELMA A. GOLDSMITH  
2193 ELYSIUM AVE  
EUGENE, OR 97401