

2007-010090  
Klamath County, Oregon



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06/05/2007 02:51:56 PM

Fee: \$26.00



After recording return to:  
Bruce Sgambati  
PO Box 3  
Mount Freedom, NJ 07970

Until a change is requested all tax statements  
shall be sent to the following address:  
Bruce Sgambati  
PO Box 3  
Mount Freedom, NJ 07970

File No.: 7021-1052321 (ALF)  
Date: May 30, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**Javier R. and Shawna L. Sanchez**, Grantor, conveys and warrants to **Bruce Sgambati**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 13 IN BLOCK 131 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, 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 **\$15,950.00**. (Here comply with requirements of ORS 93.030)

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.

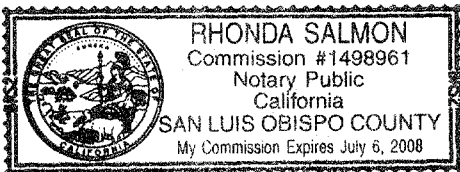
Dated this 3<sup>rd</sup> day of June, 2007.

Javier R. Sanchez  
Javier R Sanchez

Shawna L. Sanchez  
Shawna L Sanchez

STATE OF California )  
 )ss.  
County of San Luis Obispo )

This instrument was acknowledged before me on this 3<sup>rd</sup> day of June, 2007  
by **Javier R Sanchez and Shawna L Sanchez**.



Rhonda Salmon

Notary Public for San Luis Obispo, California  
My commission expires: 7/6/08