



MT79238-KR

THIS SPACE R

2007-010569

Klamath County, Oregon



00024531200700105690010013

06/12/2007 11:14:13 AM

Fee: \$21.00

After recording return to:

Garret F. Cerotsky + Lena J. Cerotsky  
29417 Woodchuck Lane  
Bonanza, OR 97623

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

Garret F. Cerotsky

Same as above

Escrow No. MT79238-KR

Title No. 0079238

SWD

### STATUTORY WARRANTY DEED

Garret F. Cerotsky, Grantor(s) hereby convey and warrant to **Garret F. Cerotsky and Lena J. Cerotsky, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcels 1 and 2 of Land Partition 47-02 situated in the NE1/4 of the NE1/4 of Section 5, Township 38 South, Range 11 East, Willamette Meridian, being a replat of Land Partition 44-00, being a replat of Lots 21 and 22, Block 28, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$0.00.

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 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 ORS 197.352.

Dated this 11 day of June, 2007.

Garret F. Cerotsky

State of Oregon  
County of Klamath

This instrument was acknowledged before me on June 11, 2007 by Garret F. Cerotsky.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2008

