



00024737200700107350010012

06/14/2007 02:29:17 PM

Fee: \$21.00

After Recording Return to:  
**TAMMI A. FLANAKIN**  
5600 Mickshelly Circle  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**TAMMI A. FLANAKIN**  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

ATE: 64762MS

**MONTI'S CONSTRUCTION INCORPORATED**, herein called grantor, convey(s) to **TAMMI A. FLANAKIN**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 35, Tract No. 1439, PRAIRIE MEADOWS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 060 MAP 3909-014DA TL 07900 KEY #893658**

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 **\$183,900.00**.  
(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 June 12, 2007.

**MONTI'S CONSTRUCTION INCORPORATED**

  
BY: **MARTIN I. MONTI, PRESIDENT**

STATE OF OREGON, County of **Klamath**) ss.

On June 12, 2007 personally appeared the above named **MARTIN I. MONTI** as **PRESIDENT of MONTI'S CONSTRUCTION INCORPORATED** and acknowledged the foregoing instrument to be his voluntary act and deed.

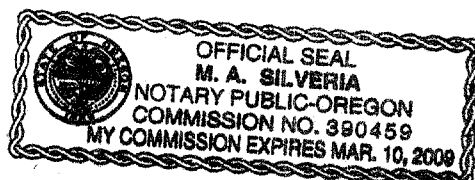
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064762

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



421-A