

2007-010872

Klamath County, Oregon



00024904200700108720020027

06/15/2007 03:37:48 PM

Fee: \$26.00

After Recording Return to:

BOBBY R. HARTLEY and SANDRA K. HARTLEY

4635 Darwin Place  
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

BOBBY R. HARTLEY and SANDRA K. HARTLEY

Same as above

ATZ: 64770MS

### WARRANTY DEED

(INDIVIDUAL)

RAUL GARCIA, herein called grantor, convey(s) to BOBBY R. HARTLEY and SANDRA K. HARTLEY, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$197,000.00.  
(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 7, 2007.

Raul Garcia  
RAUL GARCIA

STATE OF CALIFORNIA, County of Riverside ) ss.

On June 12<sup>th</sup>, 2007 personally appeared the above named RAUL GARCIA and acknowledged the foregoing instrument to be HIS voluntary act and deed.

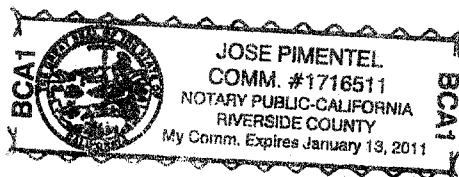
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064770

Before me: Jose Pimentel  
Notary Public for California  
My commission expires: 1-13-2011

Official Seal



**Exhibit A**

**A portion of the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0° 10' East along the section line a distance of 310.4 feet and North 88° 39' West a distance of 30 feet, from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0° 10' East along the Westerly line of Summers Lane a distance of 10 feet to a point; thence North 88° 39' West a distance of 165.4 feet to the true point of beginning of this description; thence continuing North 88° 39' West a distance of 110 feet to a point; thence South 0° 10' East parallel to the said section line a distance of 70 feet to an iron pin; thence South 88° 39' East a distance of 110 feet to a point; thence North 0° 10' West parallel to said section line a distance of 70 feet to the point of beginning.**

**CODE 041 MAP 3909-015AA TL 09400 KEY #577085**