

2007-011370

Klamath County, Oregon



00025550200700113700010018

06/25/2007 03:22:40 PM

Fee: \$21.00

After Recording Return to:

BECKIE L. ANGULO and MARK T. ANGULO

5615 Balsam Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BECKIE L. ANGULO and MARK T. ANGULO

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 64627ms

RICHARD RAY GERHARDT and DANETTE LYNN GERHARDT, herein called grantor, convey(s) to BECKIE L. ANGULO and MARK T. ANGULO, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 3 of Land Partition 60-06, situated in the SE 1/4 of the NW 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

CODE 007 MAP 3908-012B0 TL 00900 KEY #494691

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 \$238,400.00.
(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 May 25, 2007.

RICHARD RAY GERHARDT

DANETTE LYNN GERHARDT

STATE OF OREGON, County of Klamath) ss.

On May 30, 2007 personally appeared the above named RICHARD RAY GERHARDT and DANETTE LYNN GERHARDT and acknowledged the foregoing instrument to be their voluntary act and deed.

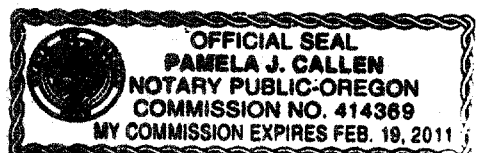
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064627

Before me:
Notary Public for Oregon
My commission expires:

Official Seal



#21-A