

2007-012043

Klamath County, Oregon



00026326200700120430010011

07/05/2007 03:03:04 PM

Fee: \$21.00

After Recording Return to:

VERLIE RAEMONA SANCHEZ

P.O. Box 7351

Klamath Falls, Oregon 97602

Until a change is requested all tax statements

Shall be sent to the following address:

VERLIE RAEMONA SANCHEZ

Same as above

ATE: 64816 PC

WARRANTY DEED

(INDIVIDUAL)

A MARRIED WOMAN

BENJAMIN W. MONROE, herein called grantor, convey(s) to VERLIE R. SANCHEZ, ~~A/SINGLE/WOMAN~~ ^{VERLIE RAEMONA SANCHEZ}, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 787, Block 105, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033DB TL 05600 KEY #612607

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 \$110,910.00.
(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 29, 2007

Benjamin W. Monroe
BENJAMIN W. MONROE

STATE OF OREGON, County of KLAMATH) ss.

On JUNE 29th, 2007 personally appeared the above named BENJAMIN W. MONROE 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.: 00064816

Before me: Pamela J. Callen
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal

