

2007-012398

Klamath County, Oregon



THIS SPA



07/12/2007 01:51:12 PM

Fee: \$26.00

After recording return to:

Allan V. Santiago *1405 Delta*  
~~3555 Plum Hill Road~~  
Klamath Falls, OR 97601

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

Allan V. Santiago  
~~3555 Plum Hill Road~~ *1405 Delta*  
Klamath Falls, OR 97601

File No.: 7021-1071959 (ALF)

Date: July 03, 2007

### STATUTORY WARRANTY DEED

**Robert J. Bogatay**, Grantor, conveys and warrants to **Allan V. Santiago and Nicole O'Hair, as joint tenants with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *and no*

**PARCEL 1 OF LAND PARTITION 88-06, A REPLAT OF PARCELS 1 AND 2 OF "LAND PARTITION NO. 19-00", SITUATED IN THE NE1/4 AND THE SE1/4 OF SECTION 22, TOWNSHIP 38 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

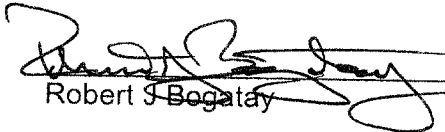
**THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTOR HEREIN.**

2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

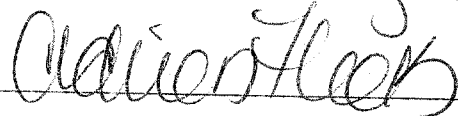
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 July, 2007.

  
Robert J Bogatay

STATE OF Oregon )  
County of Klamath ) ss.  
)

This instrument was acknowledged before me on this 11 day of July, 2007  
by **Robert J Bogatay**.

  
\_\_\_\_\_

Notary Public for Oregon  
My commission expires:

12-3-10

