



THIS SPACE RES

2007-012915  
Klamath County, Oregon



07/20/2007 02:46:15 PM

Fee: \$21.00

MTC1394 - 8883

After recording return to:  
Hrant Boyadjian  
1411 Canby  
Klamath Falls, OR 97601

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

Hrant Boyadjian  
1411 Canby  
Klamath Falls, OR 97601

Escrow No. \_\_\_\_\_  
Title No. \_\_\_\_\_

SWD

**STATUTORY WARRANTY DEED**

**Hrant Boyadjian**, Grantor(s) hereby convey and warrant to **Hrant Boyadjian and Aniko Pusztai, not as tenants in common but with rights of survivorship**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 20 in Block 13, OREGON SHORES SUBDIVISION-TRACT #1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:  
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$0.00**.

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 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 ORS 197.352.

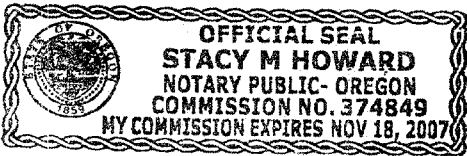
Dated this 20 day of July, 2007

Hrant Boyadjian

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon  
County of Klamath

This instrument was acknowledged before me on July 20, 2007 by Hrant Boyadjian.



(Notary Public)

My commission expires Nov 18, 2007