

2007-013051

Klamath County, Oregon



00027544200700130510010017

07/23/2007 03:35:16 PM

Fee: \$21.00

After Recording Return to:

G F & F PROPERTIES LLC

2014 Kimberly dr
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

G F & F PROPERTIES LLC

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 64873MS

VINCENT J. FINNIANOUS, herein called grantor, convey(s) to G F & F PROPERTIES LLC, an Oregon Limited Liability Company, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 35, 36 and 37, Block 6, INDUSTRIAL 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 3809-033BD TL 05500 KEY #478575

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 July 20, 2007.


VINCENT J. FINNIANOUS


STATE OF OREGON, County of Klamath) ss.

On July 23, 2007 personally appeared the above named VINCENT J. FINNIANOUS and acknowledged the foregoing instrument to be his voluntary act and deed.

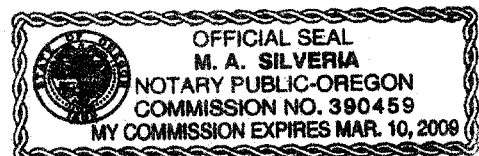
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064873

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$21-A