

THIS SPACE RESERVE

2007-013582

Klamath County, Oregon



00028186200700135820010012

07/31/2007 03:34:20 PM

Fee: \$21.00



MT79908-DS

After recording return to:

Jerry Mogle

3927 Redondo Way

Klamath Falls, OR 97603

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

Jerry Mogle

3927 Redondo Way

Klamath Falls, OR 97603

Escrow No. MT79908-DS

Title No. 0079908

SWD

### STATUTORY WARRANTY DEED

**Sonja M. Holcomb**, Grantor(s) hereby convey and warrant to **Jerry Mogle**, 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:

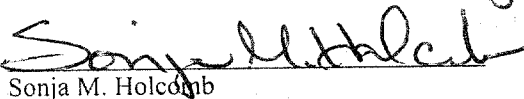
Unit 10648 (PREDDY AVENUE), TRACT 1365, FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$131,500.00**.

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 25 day of July, 2007

  
Sonja M. Holcomb

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-25-, 2007 by Sonja M. Holcomb.

  
(Notary Public for Oregon)

My commission expires 9-8-09

