

MTC 79975-DS

THIS SPACE RESE

2007-013691

Klamath County, Oregon



00028319200700136910010011

08/02/2007 02:39:44 PM

Fee: \$21.00

After recording return to:

CANDY WARMEE

8283 Fox Hound Circle

ELK GROVE, CA 95758

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

CANDY WARMEE

8283 Fox Hound Circle

ELK GROVE, CA 95758

Escrow No. MT79975-DS

Title No. 0079975

SWD

### STATUTORY WARRANTY DEED

Candice Renee

**ANGELA MACHADO**, Grantor(s) hereby convey and warrant to **CANDY WARMEE**, 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:

Lots 4, 5 and 6, Block 36, HOT SPRINGS ADDITION, 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 **\$360,000.00**.

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 31 day of July, 2007.

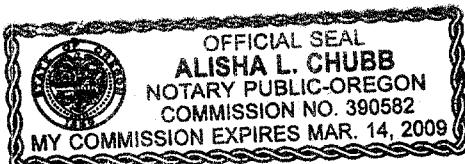
ANGELA MACHADO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 31, 2007 by ANGELA MACHADO.

(Notary Public for Oregon)

My commission expires 3-14-09



21.00