

2007-014350  
Klamath County, Oregon



After recording return to:  
Jorge A. Pantoja  
2425 Union Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jorge A. Pantoja  
2425 Union Avenue  
Klamath Falls, OR 97601

File No.: 7021-1085457 (DMC)  
Date: August 08, 2007

THIS SPACE



08/14/2007 03:35:28 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Karley Grandy**, Grantor, conveys and warrants to **Jorge A. Pantoja**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 18 IN BLOCK 309 DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

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

The true consideration for this conveyance is **\$123,000.00**. (Here comply with requirements of ORS 93.030)

F-260

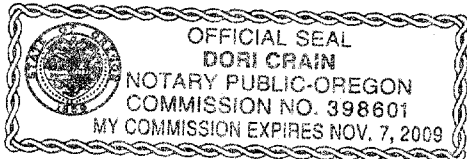
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 10 day of August, 20 07.

Karley Grandy  
Karley Grandy

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of August, 20 07 by **Karley Grandy**.



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009