

2007-014571

Klamath County, Oregon



After recording return to:  
Melissa Watson  
5795 Balsam Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Melissa Watson  
5795 Balsam Drive  
Klamath Falls, OR 97601

File No.: 7021-1092132 (DMC)  
Date: August 16, 2007



00029395200700145710020026

08/17/2007 03:00:22 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Larry M. Tovar, also known as Larry M. Tovar, Sr.,** Grantor, conveys and warrants to **Melissa Watson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 8 IN BLOCK 71, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3,  
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 **\$9,000.00**. (Here comply with requirements of ORS 93.030)


APN: R774987

Statutory Warranty Deed  
- continued

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Date: 08/16/2007

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.

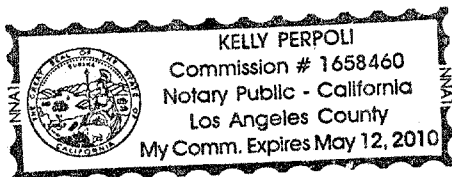
Dated this 16<sup>th</sup> day of AUGUST, 2007.

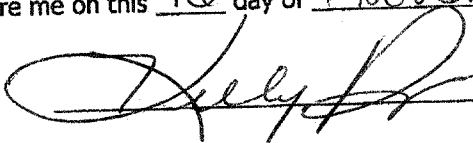
  
✓ Larry M. Tovar

STATE OF California )

County of Los Angeles ) ss.

This instrument was acknowledged before me on this 16<sup>th</sup> day of AUGUST, 2007  
by **Larry M. Tovar**.



  
Notary Public for California  
My commission expires: May 12, 2010