

2007-015379

Klamath County, Oregon



00030360200700153790010015

08/30/2007 01:38:31 PM

Fee: \$21.00

After Recording Return to:

MICHAEL S. FLANAKIN

5604 MICKSITELLY CIRCLE
KLAMATH FALLS OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL S. FLANAKIN

Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 64824 MS

MONTI'S CONSTRUCTION INCORPORATED, herein called grantor, convey(s) to MICHAEL S. FLANAKIN, A MARRIED MAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 34, Tract No. 1439, PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 060 MAP 3909-014DA TL 08000 KEY #893659

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 \$185,900.00.
(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 August 28, 2007.

MONTI'S CONSTRUCTION INCORPORATED

BY: MARTIN I. MONTI, PRESIDENT

STATE OF OREGON, County of Klamath) ss.

On August 29, 2007 personally appeared the above named MARTIN I. MONTI as PRESIDENT of MONTI'S CONSTRUCTION INCORPORATED and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064824

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

