



THIS SPACE I

2007-017128

Klamath County, Oregon



10/01/2007 03:21:01 PM

Fee: \$21.00

MT80746-PS

After recording return to:

DARLENE GRIFFITHS NOVICK & FRED  
GRIFFITHS

647 Pacific Terrace

KLAMATH FALLS, OR 97601

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

DARLENE GRIFFITHS NOVICK & FRED  
GRIFFITHS

647 Pacific Terrace

KLAMATH FALLS, OR 97601

Escrow No. MT80746-PS

Title No. 0080746

SWD

### STATUTORY WARRANTY DEED

GINA JANELLI, Grantor(s) hereby convey and warrant to **DARLENE GRIFFITHS NOVICK and FRED GRIFFITHS** not as tenants in common, but with right of survivorship, 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 1 and 2 in Block 4 of RIVERVIEW 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.

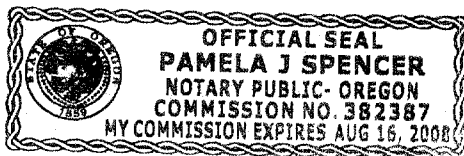
The true and actual consideration for this conveyance is **\$70,000.00**.

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 26<sup>th</sup> day of September, 2007

Gina Janelli  
GINA JANELLI

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on Sept 26, 2007 by GINA JANELLI.

Pamela J Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2008

2/AMT