

2007-017690

Klamath County, Oregon



00033120200700176900020025

10/11/2007 03:50:00 PM

Fee: \$26.00



After recording return to:  
Sean Callaghan  
PO Box 444  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Sean Callaghan  
PO Box 444  
Klamath Falls, OR 97601

File No.: 7021-1110647 (ALF)  
Date: September 27, 2007

THIS SP/

### STATUTORY WARRANTY DEED

**Ronald K. Bisaha**, Grantor, conveys and warrants to **Sean Callaghan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *SKC*

**THE SOUTHEASTERLY 64 FEET OF LOT 10, BLOCK 38, FIRST 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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

F-260


APN: R411076

Statutory Warranty Deed  
- continued

File No.: **7021-1110647 (ALF)**  
Date: **09/27/2007**

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 5 day of Oct, 2007.

  
Ronald K. Bisaha

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 5 day of Oct, 2007  
by **Ronald K. Bisaha**.

Alien Truck

Notary Public for Oregon  
My commission expires: 12-3-16

