



THIS SPACE RES

2007-020205
Klamath County, Oregon



12/03/2007 11:20:37 AM

Fee: \$21.00

MT81208-KR

After recording return to:

Darlene Griffiths Novick

647 Pacific Terrace

Klamath Falls, OR 97601-2253

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

Darlene Griffiths Novick

647 Pacific Terrace

Klamath Falls, OR 97601-2253

Escrow No. MT81208-KR

Title No. 0081208

SWD

STATUTORY WARRANTY DEED

John Chotard and Mildred Chotard, as tenants by the entirety, 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:

Lot 7, Block 14, FAIRVIEW SECOND 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.

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:

The true and actual consideration for this conveyance is **\$81,000.00**.

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 29th day of November, 2007.

John Chotard
John Chotard

Mildred L. Chotard
Mildred Chotard

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 29, 2007 by John Chotard and Mildred Chotard.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

2/HMT