

2007-020926

Klamath County, Oregon



THIS SPAC



12/14/2007 10:43:29 AM

Fee: \$26.00

After recording return to:  
Bill Trujillo

Until a change is requested all tax statements  
shall be sent to the following address:  
Bill Trujillo

File No.: 7021-1152677 (ALF)  
Date: December 11, 2007

### STATUTORY WARRANTY DEED

**Pamela Shepherd**, Grantor, conveys and warrants to **Bill Trujillo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

B.T.

**LOTS 10 AND 11, BLOCK 10 OF BUENA VISTA 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. 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 **\$537,000.00**. (Here comply with requirements of ORS 93.030)

F26-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 13 day of Dec, 2007.

Date: this 12 day of Jan  
  
 Pamela Shepherd

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 13 day of Dec, 2007  
by **Pamela Shepherd.**

Adrienne Fleck

Notary Public for Oregon  
My commission expires:

