

2007-021021

Klamath County, Oregon



12/17/2007 02:12:04 PM

Fee: \$21.00

After Recording Return to:  
DENISE MONTENARO  
5106 Blue Mountain Drive  
Klamath Falls, OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
DENISE MONTENARO  
Same as above

ATE: 65407PC

**WARRANTY DEED**  
(INDIVIDUAL)

JEANNIE M. MC NAIR, herein called grantor, convey(s) to DENISE MONTENARO, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 32, Block 1, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-015AA TL 05300 KEY #577441

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 \$142,500.00.  
(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 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 December 12, 2007.

JEANNIE M. MC NAIR  
*Jeannie M. McNair by Rachel Vincent on  
behalf of National Housing Solutions as  
her attorney in fact*

BY: RACHEL VINCENT on behalf of NATIONAL HOUSING  
SOLUTIONS as her attorney in fact

STATE OF WASHINGTON, County of King ) ss.

On December 13<sup>th</sup>, 2007 personally appeared the above named RACHEL VINCENT on behalf of NATIONAL HOUSING SOLUTIONS as attorney in fact for JEANNIE M. MC NAIR and acknowledged the foregoing instrument to be her voluntary act and deed.

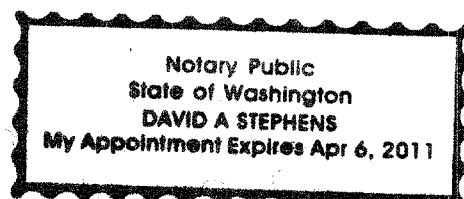
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065407

Before me: David A. Stephens  
Notary Public for Washington  
My commission expires: 04/06/2011

Official Seal



\$21-A