

2008-001105
Klamath County, Oregon



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01/28/2008 11:40:34 AM

Fee: \$26.00



After recording return to:
Capri Properties, LLC
520 Klamath Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Capri Properties, LLC
520 Klamath Avenue
Klamath Falls, OR 97601

File No.: 7021-1163470 (DMC)
Date: January 15, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Corinna Pisan, an estate in fee simple, Grantor, conveys and warrants to **Capri Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 4, BLOCK 26, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE NORTHEAST 3 FEET.

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 **\$15,000.00**. (Here comply with requirements of ORS 93.030)

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 05 day of Jan, 2008.

Corinna Pisan
Corinna Pisan

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 05 day of Jan, 2008
by **Corinna Pisan**.

Adrien Fleek
~~Deri Grain~~
Notary Public for Oregon
My commission expires: ~~November 7, 2009~~
12-3-10

