

2008-001825

Klamath County, Oregon



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02/12/2008 02:54:12 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Mike Hagen and Ana Hagen
PO Box 619
Springfield, OR 97477

Until a change is requested all tax statements
shall be sent to the following address:
Mike Hagen and Ana Hagen
PO Box 619
Springfield, OR 97477

File No.: 7021-1178300 (ALF)
Date: February 05, 2008

STATUTORY WARRANTY DEED

Steven Lee Rosenblatt and Jennifer Rosenblatt, taking title as joint tenants with right of survivorship, Grantor, conveys and warrants to Mike Hagen and Ana Hagen, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 21, BLOCK 16, KLAMATH FOREST ESTATES, 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 **\$7,000.00**. (Here comply with requirements of ORS 93.030)

F / 24

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8th day of February, 2008.

Steven Lee Rosenblatt
Steven Lee Rosenblatt

Jennifer Rosenblatt
Jennifer Rosenblatt

STATE OF California)
County of Los Angeles) ss.

This instrument was acknowledged before me on this 8th day of February, 2008
by **Steven Lee Rosenblatt and Jennifer Rosenblatt.**



Notary Public for California
My commission expires: July 14, 2011