2008-003783 Klamath County, Oregon

00042379200800037830030039

03/25/2008 11:31:12 AM

Fee: \$31.00



After recording return to: Jose Moreno Franco 918 Owens Street Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Jose Moreno Franco
918 Owens Street
Klamath Falls, OR 97601

File No.: 7021-1193667 (ALF) Date: March 06, 2008

STATUTORY WARRANTY DEED

THIS SP

Roland Magland and Emelyn Magland, as tenants by the entirety, Grantor, conveys and warrants to **Jose Moreno Franco**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 11 IN BLOCK 6 OF INDUSTRIAL 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 AND STATE OF 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 \$61,000.00. (Here comply with requirements of ORS 93.030)



Statutory Warranty Deed - continued

APN: R612288

File No.: **7021-1193667 (ALF)**Date: **03/06/2008**

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 14 day of MARCH	_, 20 08 .	
Roland Magland	Emelyn Magland	
Roland Magland	Emellyn Magland	
STATE OF)		
)ss.		
County of)		
This instrument was acknowledged before me on this by Roland Magland and Emelyn Magland .	day of	, 20
Notary Pub	lic for	
My commis	sion expires:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	현존보다 하고 문량하면 홍명한 경우가 전 같은 것이다. 그 모든 일이 이용되다도 하여 있는 아이들은 것으로 하는 것으로	
County of Sacraments		
	- the among whaters Public	
On Tarch 14, 2008 before me, 47	Here insert Name and Title of the Officer gland and Emelyn Magland - Name(s) of Signer(s)	
personally appeared Roland Ma	gland and Emelyn Magland -	
하는 하는 사람들이 불러하는 것이 되었습니다. 하는 생각이 없었다. - 이 상소에 하는 사람들이 하는 것이 하는 것이 없습니다.	Name(s) of Signer(s)	
	who proved to me on the basis of satisfactory evidence to	
	be the person(s) whose name(s) is a subscribed to the within instrument and acknowledged to me that he/she(the) executed the same in his/he(their authorized capacity(ies), and that by his/her(their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
ATIK AMAN		
Commission # 1734433 Notary Public - California	I certify under PENALTY OF PERJURY under the laws	
Sacramento County	of the State of California that the foregoing paragraph is true and correct.	
My Comm. Expires Mar 26, 2011		
WITNESS my hand and official seal		
	Signature Ath Ama	
Place Notary Seal Above	Signatura of Notary Public	
어느 그들은 그들은 그는 그는 그들은 살이 살아 가는 것이 되는 그는 그들은 사람이 되었다. 그 사람이 들었다.	PTIONAL aw, it may prove valuable to persons relying on the document	
and could prevent fraudulent removal a	nd reattachment of this form to another document.	
Description of Attached Document ,		
Title or Type of Document: Statut	ory Warranty Deed	
Document Date: March 14	2008 Number of Pages: TWO	
	AC 1 A STATE OF AGES. 1.55	
Signer(s) Other Than Named Above:	// /	
Capacity(ies) Claimed by Signer(s)		
Signer's Name: Roland Maglan	d Signer's Name: Emelyn Mayland	
Signer's Name: Roland Maylan Maylan	Signer's Name:	
Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):	
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General	
☐ Attorney in Fact OF SIGN	ER OF SIGNER	
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator	
Other:	Other:	
Signer Is Representing:	Signer Is Representing:	

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