

MT82440-SH

THIS SPACE RES

2008-007854

Klamath County, Oregon



05/29/2008 03:33:47 PM

Fee: \$21.00

After recording return to:

ROBERT F. GARCIA

1663 GREENSPRINGS DRIVE #13

KLAMATH FALLS, OR 97601

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

ROBERT F. GARCIA

1663 GREENSPRINGS DRIVE #13

KLAMATH FALLS, OR 97601

Escrow No. MT82440-SH

Title No. 0082440

SWD

STATUTORY WARRANTY DEED

SARAH L. COLLINS and KARSTON T. COLLINS, as tenants by the entirety, Grantor(s) hereby convey and warrant to ROBERT F. GARCIA, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

The West 6 feet of Lot 10 and the East 64 feet of Lot 11, DEBIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$160,000.00.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 20th day of May, 2008

Sarah L. Collins
SARAH L. COLLINS

Karston T. Collins
KARSTON T. COLLINS

BY: Sarah L. Collins, as his attorney
SARAH L. COLLINS, AS HIS ATTORNEY IN FACT in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 20th May, 2008 by SARAH L. COLLINS, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR KARSTON T. COLLINS.

CATHY LEE WARD
NOTARY PUBLIC
STATE OF WASHINGTON
EXPIRES AUGUST 21, 2010

Cathy Lee Ward
(Notary Public for Oregon) WASHINGTON

My commission expires AUGUST 21, 2010

21AMT