

2008-007894

Klamath County, Oregon



00047096200800078940020024

05/30/2008 11:18:07 AM

Fee: \$26.00

After Recording Return to:

STARLA CHAMBROSE

1663 GREENSPRINGS #36

KFO 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ATE = 65859 - PS

### WARRANTY DEED

(INDIVIDUAL)

APRIL L. BARAJAS, herein called grantor, convey(s) to STARLA CHAMBROSE, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Attached Exhibit A

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 \$40,000.00.

(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, 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 May 27, 2008.

*April L. Barajas*  
APRIL L. BARAJAS

STATE OF OREGON, County of Klamath) ss.

On May 30, 2008, 2008 personally appeared the above named APRIL L. BARAJAS and acknowledged the foregoing instrument to be [\* his ~~her~~ ~~their~~] voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65859PS

Before me: *Pam Shellito*  
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal



**Exhibit A**

**A portion of Lots 624 and 625, Block 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning on the East line of Mitchell Street 38 Feet North of the Southwest corner of Lot 625 in Block 128 of Mills Addition to the City of Klamath Falls; thence North along the West line of said Lot 625 a distance of 42 feet; thence East 100 feet;thence South 42 feet; thence West 100 feet to the place of beginning.**

**CODE:001 MAP: 3809-033DA TL: 01400 KEY: 614552**