

2008-009167

Klamath County, Oregon



After recording return to:
Emil L. Santa
5147 Aurora Drive
Hilliard, OH 43026

Until a change is requested all tax statements
shall be sent to the following address:
Emil L. Santa
5147 Aurora Drive
Hilliard, OH 43026

File No.: 7021-1223248 (DMC)
Date: April 28, 2008

THIS SPACE



06/23/2008 10:49:04 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

JAKL Investments, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Emil L. Santa and Sheila Santa, not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 7, BLOCK 9, DIXON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

FLC

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 11 day of June, 2008.

JAKL Investments, LLC, an Oregon limited liability company

Jane L. Rusth
By, Jane L. Rusth, Manager

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11 day of June, 2008 by Jane L. Rusth as Manager of JAKL Investments, LLC, on behalf of the limited liability company.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009