



00048799200800093370030037

06/25/2008 03:12:31 PM

Fee: \$31.00



THIS SPA

After recording return to:

Robin Ann Figueroa

~~8006 Hwy 39~~

~~Klamath Falls, OR 97603~~

710 m st

Anchorage, AK 99501

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

Robin Ann Figueroa

~~8006 Hwy 39~~

~~Klamath Falls, OR 97603~~

same as above

File No.: 7021-1246576 (ALF)

Date: June 19, 2008

### STATUTORY WARRANTY DEED

**George Lubbecke and Katrina E. Lubbecke, husband and wife**, Grantor, conveys and warrants to **Robin Ann Figueroa**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$130,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 25 day of JUNE, 2008.

George Lubbecke  
George Lubbecke

Katrina E. Lubbecke  
Katrina E. Lubbecke

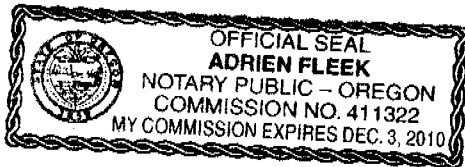
STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 25 day of June, 2008  
by **George Lubbecke and Katrina E. Lubbecke.**

Adrien Fleeck

Notary Public for Oregon  
My commission expires:

12-3-10



APN: **R583675**

Statutory Warranty Deed  
- continued

File No.: **7021-1246576 (ALF)**  
Date: **06/19/2008**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF LOT 4, HENLEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 4 AT A POINT 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 85.6 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, 295.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 85.6 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 295.0 FEET TO THE POINT OF BEGINNING.