

2008-009639

Klamath County, Oregon



00049172200800096390010017

07/02/2008 01:42:55 PM

Fee: \$21.00

After Recording Return to:

JUSTINE E. TRUJILLO and

STEVEN L. PADILLA JR.

10133 McGUIRE AVE
KLAMATH FALLS OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JUSTINE E. TRUJILLO and

STEVEN L. PADILLA JR.

Same as above

ATE

65821 PC

WARRANTY DEED

(INDIVIDUAL)

JULIE CABRAL, herein called grantor, convey(s) to JUSTINE E. TRUJILLO and STEVEN L. PADILLA JR., not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

UNIT NUMBER 10133, Tract No. 1379, FALCON HEIGHTS CONDOMINIUM, STAGE 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 163 MAP 3909-03400 TL 70059 KEY #887739

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 \$139,000.00.
(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 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated June 30, 2008.


JULIE CABRAL

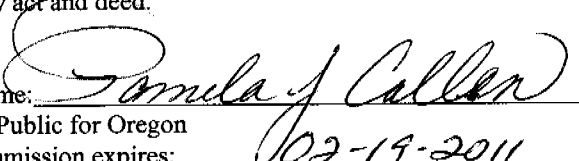
STATE OF OREGON, County of KLAMATH) ss.

On JUNE 30, 2008, ~~2008~~ personally appeared the above named JULIE CABRAL and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065821

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal

