

2008-010523

Klamath County, Oregon



THIS SPAC



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07/23/2008 03:08:03 PM

Fee: \$26.00

After recording return to:

Dana R Leohner

24035 Seaside Ave
Valencia, CA 91355

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

Dana R Leohner

Same As Above

File No.: 7021-1251395 (ALF)

Date: July 08, 2008

STATUTORY WARRANTY DEED

Sonja M. Seeber, Grantor, conveys and warrants to **Dana R Leohner**, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 10 IN BLOCK 7 OF MOUNTAIN LAKES HOMESITES, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

FLU-

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 17 day of July, 2008

Sonja M. Seeber by Therise Cartwright
Sonja M Seeber as attorney in fact.

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 17 day of July, 2008
by **Sonja M Seeber**.

Adrien Fleek

Notary Public for Oregon

My commission expires: 12-3-10

