

MT82846-TM

THIS SPACE IS

2008-011584

Klamath County, Oregon



08/14/2008 03:48:07 PM

Fee: \$21.00

After recording return to:

Brandon J. Franquero

250 Delta Street

Klamath Falls, OR 97601

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

Brandon J. Franquero

250 Delta Street

Klamath Falls, OR 97603

Escrow No. MT82846-TM

Title No. 0082846

SWD

### STATUTORY WARRANTY DEED

Erik Fairchild Pedersen, Grantor(s) hereby convey and warrant to **Brandon J. Franquero and Amanda ~~Manny~~ Avila**, not as tenants in common, but with right of survivorship, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 1 and 3 in Block 115, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$77,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

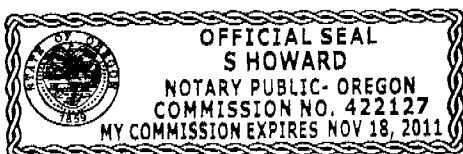
Dated this 13 day of Aug, 2008

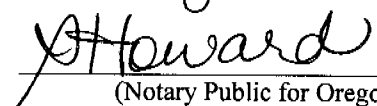
  
Erik Fairchild Pedersen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 13, 2008 by Erik Fairchild Pedersen.



  
(Notary Public for Oregon)

My commission expires Nov 18, 2011

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