

2008-012850

Klamath County, Oregon



After recording return to:
Wilhelmina Van Der Fange
10518 Kincheloe
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Wilhelmina Van Der Fange
10518 Kincheloe
Klamath Falls, OR 97603

File No.: 7021-1268593 (DMC)
Date: September 04, 2008

THIS S



00053199200800128500020023

09/15/2008 03:14:16 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Matt Strom and Jessica Strom, as tenants by the entirety, Grantor, conveys and warrants to **Wilhelmina Van Der Fange**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10518 (Kincheloe Avenue), Tract 1365 - Falcon Heights Condominiums - Stage 2, 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)

FLW.

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.

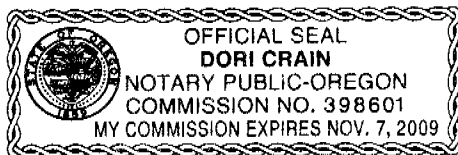
Dated this 8 day of September, 2008.

Matt Strom
Matt Strom

Jessica K. Strom
Jessica Strom

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of September, 2008
by **Matt Strom and Jessica Strom.**



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