

2008-012981

Klamath County, Oregon



00053354200800129810020027



After recording return to:
James F. Penticoff and Pamela J.
Penticoff
1710 Elmonte Road
Crescent City, CA 95531

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

James F. Penticoff and Pamela J.
Penticoff
1710 Elmonte Road
Crescent City, CA 95531

File No.: 7191-1265312 (kas)
Date: September 11, 2008

THIS SPACE

09/17/2008 11:51:48 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Gregory A. Fahl, and Victoria Arnett, who acquired title as Victoria Fahl, Grantor, conveys and warrants to **James F. Penticoff and Pamela J. Penticoff**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3 IN BLOCK 8 OF TRACT 1016, GREEN ACRES, 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 **\$273,000.00**. (Here comply with requirements of ORS 93.030)

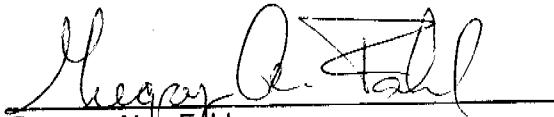
F20-

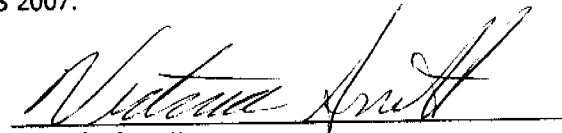
APN:

Statutory Warranty Deed
- continued

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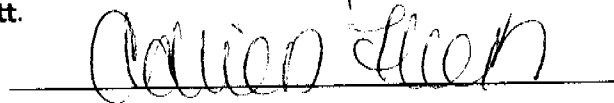
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.


Gregory Alan Fahl
A.


Victoria Arnett

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 11 day of Sept, 2008
by Gregory Alan Fahl and Victoria Arnett.
A.



Notary Public for Oregon
My commission expires: 12-3-10

