

2008-013275

Klamath County, Oregon



00053726200800132750020024

09/24/2008 11:07:21 AM

Fee: \$26.00



After recording return to:  
Jordan Howard  
5462 Eastwood  
Klamath Falls, OR

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

Jordan Howard  
5462 Eastwood  
Klamath Falls, OR

File No.: 7021-1282131 (ALF)

Date: September 08, 2008

THIS SPACE

### STATUTORY WARRANTY DEED

**Phyllis Kollmar**, Grantor, conveys and warrants to **Jordan Howard, a single man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 10, BLOCK 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 **\$179,900.00**. (Here comply with requirements of ORS 93.030)

P24-

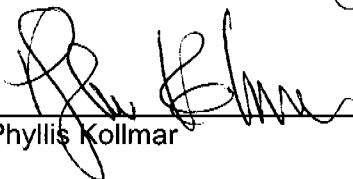
APN: R575979

Statutory Warranty Deed  
- continued

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Date: 09/08/2008

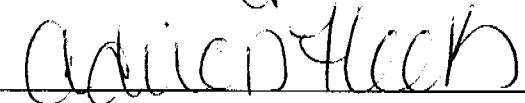
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 22 day of Sept, 2008

  
\_\_\_\_\_  
Phyllis Kollmar

STATE OF Oregon )  
County of Klamath ) ss.  
)

This instrument was acknowledged before me on this 22 day of Sept, 2008  
by **Phyllis Kollmar**.

  
\_\_\_\_\_

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

