

2008-013892

Klamath County, Oregon



00054467200800138920020027



After recording return to:
Del Delonge and Kathryn Delonge
6411 Paint Horse
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Del Delonge and Kathryn Delonge
6411 Paint Horse
Klamath Falls, OR

File No.: 7021-1275942 (ALF)
Date: August 21, 2008

THIS SPACE RE

10/08/2008 03:29:22 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Shirley M. Jeffers, Grantor, conveys and warrants to **Del Delonge and Kathryn Delonge, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 17 OF TRACT 1325-SILVER RIDGE ESTATES, FIRST ADDITION, 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 **\$350,000.00**. (Here comply with requirements of ORS 93.030)


F2007

Statutory Warranty Deed
- continued

File No.: 7021-1275942 (ALF)
Date: 08/21/2008

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 6 day of Oct, 20 08


Shirley M. Jeffers

STATE OF ~~Oregon~~ California)
)ss.
County of ~~Klamath~~ VENTURA)

This instrument was acknowledged before me on this 6 day of October, 2008
by **Shirley M. Jeffers**.

Notary Public for ~~Oregon~~ *California*
My commission expires: *Nov 12, 2011*

