

2008-014155

Klamath County, Oregon



00054776200800141550020024

10/15/2008 03:35:01 PM

Fee: \$26.00

After recording return to: (Name, Address, Zip)

JOAN RIZKALLAH  
6120 HARTMAN DR  
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)

JOAN RIZKALLAH  
6120 HARTMAN DR  
KLAMATH FALLS, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

## WARRANTY DEED (Individual Grantor)

TIMOTHY C. BRENNAN AND ERIKO T. BRENNAN, HUSBAND AND WIFE, Grantor, conveys and warrants to  
JOAN M. RIZKALLAH

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 16 in Block 3 of Tract No. 1079, Sixth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is \$182,500 -  
(Here, comply with the requirements of ORS 93.030).

Dated this 25<sup>th</sup> day of Jan, 2008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT [WILL] 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 APPROVED USES [AND], 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

20 JAN 17

Timothy C. Brennan

TIMOTHY C. BRENNAN

Eriko T. Brennan

ERIKO T. BRENNAN

STATE OF

Oregon

}

County of

Klamath

}

SS.

The foregoing instrument was acknowledged before me on this 25 day of Jan, 2008 by  
TIMOTHY C. BRENNAN, HUSBAND OF ERIKO T. BRENNAN.



18  
Notary Public in and for the State of Oregon  
My commission expires: 11/7/09

STATE OF

Oregon

}

County of

Klamath

}

SS.

The foregoing instrument was acknowledged before me on this 25 day of Jan, 2008 by  
ERIKO T. BRENNAN, WIFE OF TIMOTHY C. BRENNAN.



18  
Notary Public in and for the State of Oregon  
My commission expires: 11/7/09