

2008-014262

Klamath County, Oregon



00054900200800142620010010

10/17/2008 01:59:33 PM

Fee: \$21.00

ATE 66231

After Recording Return to:

JOHN GIMBEL

225 Broxus St.

Crescent City, CA 95531

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

DOC MANUAL GARCIA, herein called grantor, convey(s) to JOHN GIMBEL, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 4, Block 20, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 221 MAP: 3613-006C0 TL: 01600 KEY: 361478

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$25,900.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated October 14, 2008.

Doc Manuel Garcia
DOC MANUAL GARCIA

STATE OF OREGON, County of Klamath) ss.

On October 15, 2008 personally appeared the above named DOC MANUAL GARCIA and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

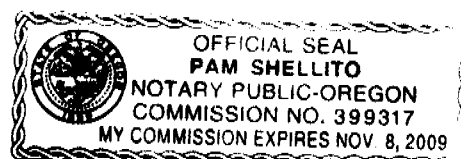


525 Main Street
Klamath Falls, OR 97601
Order No.: 66231PS

Before me: *Pam Shellito*
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



#21 ATE