

2008-014676

Klamath County, Oregon



00055413200800146760020025

10/29/2008 11:28:40 AM

Fee: \$26.00



THIS SPACE

After recording return to:

Bill Trujillo 1726 Pinegrove Rd
~~6135 & 6137 Onyx~~
Klamath Falls, OR 97603

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

Bill Trujillo 1726 Pinegrove Rd
~~6135 & 6137 Onyx~~
Klamath Falls, OR 97603

File No.: 7021-1301697 (ALF)

Date: October 28, 2008

STATUTORY WARRANTY DEED

BT. **Stephen J. Keller and R. Sue Keller as tenants by the entirety**, Grantor, conveys and warrants to **Bill Trujillo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 5, BLOCK 10, FIFTH 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:

1. 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 **\$185,000.00**. (Here comply with requirements of ORS 93.030)

726-

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 28 day of Oct, 2008.


Stephen J. Keller


R. Sue Keller

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 28 day of Oct, 2008
by **Stephen J. Keller and R. Sue Keller.**


Notary Public for Oregon

My commission expires: 12-31-10

