

NTC 83420-DS

THIS SPACE RES

2008-014849

Klamath County, Oregon



00055620200800148490010010

11/03/2008 03:38:24 PM

Fee: \$21.00

After recording return to:

Ronald Blanchette

5441 Bartlett Ave.

Klamath Falls, OR 97603

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

Ronald Blanchette

5441 Bartlett Ave.

Klamath Falls, OR 97603

Escrow No. MT83436-DS

Title No. 0083436

SWD

### STATUTORY WARRANTY DEED

Perry R. Angiono, Grantor(s) hereby convey and warrant to <sup>R.</sup>Ronald Blanchette, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2 in Block 1 of TRACT 1088, FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$150,000.00.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 31 day of October, 2008

Perry R. Angiono

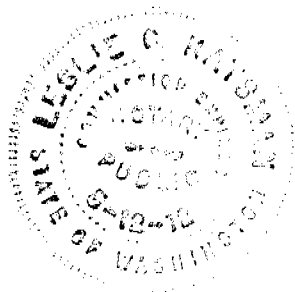
State of Washington

County of King

This instrument was acknowledged before me on October 31, 2008 by Perry R. Angiono.

(Notary Public for Oregon) Washington

My commission expires 5/12/12



21amt