

2008-015189

Klamath County, Oregon



00055989200800151890010015

11/10/2008 11:12:12 AM

Fee: \$21.00

After Recording Return to:
STEVEN APREA and SANDRA APREA
12949 9th Street
Chino, Ca. 91710
Until a change is requested all tax statements
Shall be sent to the following address:
STEVEN APREA and SANDRA APREA
12949 9th Street
Chino, Ca. 91710

ATE 66265

WARRANTY DEED
(INDIVIDUAL)

VICTOR R. PRIDA JR, herein called grantor, convey(s) to STEVEN APREA and SANDRA APREA, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

CODE 008 MAP: 3610-011AO TL: 04600 KEY: 328318

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 \$11,000.00.
(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 28, 2008.

VICTOR R. PRIDA JR

STATE OF IDAHO, County of Carleton ss.

On October 30, 2008 personally appeared the above named VICTOR R. PRIDA JR 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.: 66265MS

Before me:
Notary Public for Idaho
My commission expires: 04/14/14

Official Seal



21 ATE