

MT84077-LW

THIS SPACE RESERVE

2009-001283

Klamath County, Oregon



00059720200900012830010017

After recording return to:

JEANIE ORTIZ

~~2451 BIRCH STREET~~ 632 N. 10th St.
KLAMATH FALLS, OR 97601

02/03/2009 03:21:57 PM

Fee: \$21.00

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

JEANIE ORTIZ

~~2451 BIRCH STREET~~ 632 N. 10th St.
KLAMATH FALLS, OR 97601

Escrow No. MT84077-LW

Title No. 0084077

SWD

STATUTORY WARRANTY DEED

S.

JERALD ~~A~~ ROGERS AND CAROL A. ROGERS, TRUSTEES OF THE JERALD AND CAROL ROGERS 2007 TRUST UAD 10-2-07, Grantor(s) hereby convey and warrant to **JEANIE ORTIZ**, 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:

All that part of Lots 7 and 8, Block 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the most Northerly corner of Lot 8, Block 62; thence Southerly along the Southerly line of Grant Street, 85 feet; thence Southeasterly at right angles to Grant Street 60 feet; thence Northeasterly and parallel with Grant Street 85 feet to the Westerly line of 10th Street; thence Northwesterly along the Westerly line of 10th Street, 60 feet to the point of beginning.

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 **\$155,000.00**.

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 2 day of February, 2009

S.

JERALD ~~A~~ ROGERS AND CAROL A. ROGERS, TRUSTEES OF THE JERALD AND CAROL ROGERS 2007 TRUST UAD 10-2-07

BY: [Signature]
JERALD S. ROGERS, TRUSTEE

BY: [Signature]
CAROL A. ROGERS, TRUSTEE

State of Arizona

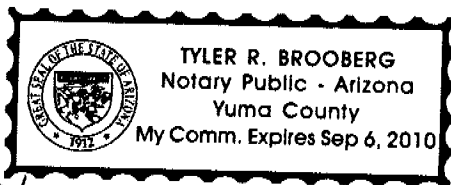
County of Yuma

This instrument was acknowledged before me on 2nd February, 2009 by **JERALD A. ROGERS AND CAROL A. ROGERS, TRUSTEES OF THE JERALD AND CAROL ROGERS 2007 TRUST UAD 10-2-07**.

S.

[Signature]
(Notary Public for Arizona)

My commission expires Sept. 6, 2010



21AMT