

2009-005314

Klamath County, Oregon



00064386200900053140010011

04/16/2009 02:59:23 PM

Fee: \$21.00

After Recording Return to:

JACK M. VOGEL and ANN M. VOGEL

19610 Chaparral Circle
Penn Valley, Ca 95946

Until a change is requested all tax statements

Shall be sent to the following address:

JACK M. VOGEL and ANN M. VOGEL

Same as above

ATE 66566

WARRANTY DEED

(INDIVIDUAL)

ANTHONY MADRUGA, TRUSTEE OR ANY SUCCESSOR TRUSTEE OF THE ANTHONY MADRUGA REVOCABLE LIVING TRUST, U/T/A/ DATED NOVEMBER 7, 2005 AS AMENDED herein called grantor, convey(s) to JACK M. VOGEL and ANN M. VOGEL, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 434, Block 126, MILL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plate thereof on file in the office of the Clerk of Klamath County, Oregon

COE 001 MAP 3809-033AD TL10100 KEY 482150

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 \$99,000.00.
(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 April 8, 2009.

ANTHONY MADRUGA REVOCABLE LIVING TRUST
U/T/A DATED NOVEMBER 07, 2005

Anthony Madruga, Trustee
ANTHONY MADRUGA, TRUSTEE

STATE OF NEW MEXICO, County of Haves ss.

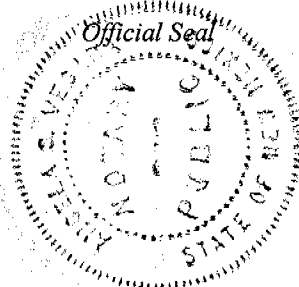
On April 15, 2009 personally appeared the above named ANTHONY MADRUGA AS TRUSTEE FOR THE ANTHONY MADRUGA REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66566MS

Before me: *Angela S. Vega*
Notary Public for New Mexico
My commission expires: September 10, 2009



21 ATE