

2009-006687

Klamath County, Oregon

After Recording Return to:

J. GAVRON  
5295 KING ROAD  
LOOMIS, CA 95650



00065948200900066870010017

05/12/2009 10:56:17 AM

Fee: \$21.00

WARRANTY DEED  
(Individual)

Fiserv ISS & Co., custodians FBO JOSIE GAVRON, IRA as to an undivided \$10,000.00/\$100,000.00 interest, herein called grantor, conveys to JOSIE GAVRON an undivided \$10,000.00/\$100,000.00 interest herein called grantee, all that real property situated in the County of **Klamath**, State of Oregon described as:

Parcel 1, Parcel 2 and Parcel 3 of Land Partition 80-06

And Covenant the grantor is the owner of the above described property free of all encumbrances excepts covenants, conditions, restrictions, right, rights of way and easements of record, it 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.

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 THE APPROPRIATE CITY OR PLANNING DEPARTMENTS TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED AS 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 INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2.3 AND 5 TO 22 OF CHAPTER 424 OREGON LAWS 2007.

DATE 5/7/09 Josie Gavron  
BY JOSIE GAVRON

STATE OF CALIFORNIA  
COUNTY OF Placer

On May 7, 2009 before me Michelle Bowers, a Notary Public in and for said state appeared JOSIE GAVRON who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on this instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

Michelle Bowers  
NOTARY SIGNATURE

