

2009-008788

Klamath County, Oregon



00068454200900087880020028

06/25/2009 09:10:21 AM

Fee: \$26.00

After Recording Return to:
SIGISMOND KABAI and ECATERINA KABAI
1370 NAVARRO BLUFF ROAD
ALBION, CA. 95410

Until a change is requested all tax statements
Shall be sent to the following address:
SIGISMOND KABAI and ECATERINA KABAI
SAME AS ABOVE

ATE 66843

WARRANTY DEED
(INDIVIDUAL)

ANTHONY MADRUGA, TRUSTEE OR ANY SUCCESSOR TRUSTEE OF THE ANTHONY MADRUGA REVOCALBE LIVING TRUST, U/T/A DATED 11/07/05 AS AMENDED, herein called grantor, convey(s) to SIGISMOND KABAI and ECATERINA KABAI, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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 \$22,000.00.
(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 [June 17, 2009].

ANTHONY MADRUGA REVOCALBE LIVING TRUST
U/T/A DATED 11/07/05 AS AMENDED


BY: ANTHONY MADRUGA, TRUSTEE


STATE OF OREGON, County of KLAMATH) ss.

On June 17, 2009 personally appeared the above named ANTHONY MADRUGA as Trustee of the Anthony Madruga Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed.

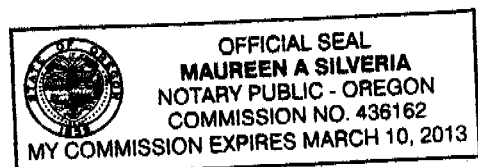
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66843MS

Before me: 
Notary Public for Oregon
My commission expires: [3/10/2013]

Official Seal



26 ATE

Exhibit A

Parcels 1 and 2 of Minor Partition No. 28-91, situated in the SE 1/4 SE 1/4 of Section 12, Township 39 South, Range 3 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion conveyed to the State of Oregon, by and through its Department of Transportation recorded April 12, 2004 in Book M-04 at Page 20940.

CODE: 007; 084 MAP: 3908-012D0 TL: 00701 KEY: 5390

CODE: 007; 084 MAP: 3908-012D0 TL: 00702 KEY: 872473