

2009-008934

Klamath County, Oregon



00068630200900089340020025

06/30/2009 09:23:00 AM

Fee: \$26.00

After Recording Return to:

BECKY LIU

12025 SE STEVENS RD. #18

PORTLAND, OR. 97266

Until a change is requested all tax statements

Shall be sent to the following address:

BECKY LIU

12025 SE STEVENS RD. #18

PORTLAND, OR. 97266

ATE 66847

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART

### WARRANTY DEED

(INDIVIDUAL)

ROBERT MANDALA and MICHAEL MANADLA, herein called grantor, convey(s) to BECKY LIU, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 2, Block 46, of the 4th 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: 3611-005CO TL: 01900 KEY: 343729

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 \$3,500.00.  
(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.

ROBERT MANDALA

*Michael A. Manadla Jr.*  
MICHAEL MANADLA

STATE OF CALIFORNIA, County of SAN BERNARDINOss.

On JUNE 17<sup>th</sup>, 2009 personally appeared the above named MICHAEL MANADLA and and and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



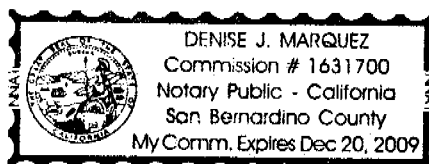
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66847MS

Before me:

Notary Public for CALIFORNIA

My commission expires: 12.20.09

Official Seal



#26 ATE

After Recording Return to:  
**BECKY LIU**  
12025 SE STEVENS RD. #18  
PORTLAND, OR. 97266  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**BECKY LIU**  
12025 SE STEVENS RD. #18  
PORTLAND, OR. 97266

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART

**WARRANTY DEED**  
(INDIVIDUAL)

**ROBERT MANDALA and MICHAEL MANADLA**, herein called grantor, convey(s) to **BECKY LIU**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

**Lot 2, Block 46, of the 4th 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: 3611-005CO TL: 01900 KEY: 343729**


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 **\$3,500.00**.  
(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.

  
\_\_\_\_\_  
**ROBERT MANDALA**

\_\_\_\_\_  
**MICHAEL MANADLA**

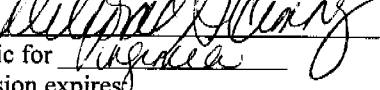
STATE OF Virginia, County of James City, ss.

On June 18, 2009 personally appeared the above named Robert Mandala and  
\_\_\_\_\_ 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.: 66847MS

Before me:   
Notary Public for Virginia  
My commission expires \_\_\_\_\_

Official Seal

