

NOT 85561-LW

THIS SPACE RES

2009-009060

Klamath County, Oregon



07/01/2009 03:37:07 PM

Fee: \$21.00

After recording return to:

ARTHUR R. GAMBOA

16705 SEPTO ST

NORTH HILLS, CA 91343

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

ARTHUR R. GAMBOA

16705 SEPTO ST

NORTH HILLS, CA 91343

Escrow No. MT85561-LW

Title No. 0085561

SWD

STATUTORY WARRANTY DEED

ARLENE BARNES, Grantor(s) hereby convey and warrant to ARTHUR R. GAMBOA and ROSENDA GAMBOA, as tenants by the entirety, 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:

Lot 10 in Block 1 of WHISKEY CREEK ACRES, TRACT 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$27,500.00.

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 30 day of June, 2009.

Arlene Barnes
ARLENE BARNES

STATE OF CALIFORNIA

COUNTY OF KERN ss.

On June 30, 2009 before me, Traci L. Pratt, Notary, personally appeared ARLENE BARNES personally known to me (or 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(ies), and that by her signature(s) on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



21AMT