



00074238200900136040010014

10/19/2009 03:22:10 PM

Fee: \$37.00

After Recording Return to:

JAMES ELZEA

10701 Coral Vine Arbor Ave.

Las Vegas, NV 89144

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES ELZEA

10701 Coral Vine Arbor Ave.

Las Vegas, NV 89144

ATE 67209

## WARRANTY DEED

(INDIVIDUAL)

DAVID KUMARICH, herein called grantor, convey(s) to JAMES ELZEA, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 7, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 008 MAP: 3610-011A0 TL: 04800 KEY: 328336

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 \$3,750.00.  
(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 October 6, 2009.

  
DAVID KUMARICH
STATE OF WASHINGTON County of Klickitat ss.

On Oct 15th, 2009 personally appeared the above named DAVID KUMARICH and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67209PS

Before me: Celynn Van Deventer  
Notary Public for WASHINGTON  
My commission expires: 8/8/2010

Official Seal

