

MT88305 KR



After recording return to:

Rochelle C. Hantzmon

~~7633 Booth Road~~ 4834 Derby Place
Klamath Falls, OR 97603

THIS SPACE

2010-011035

Klamath County, Oregon



09/16/2010 03:23:18 PM

Fee: \$37.00

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

Rochelle C. Hantzmon

~~7633 Booth Road~~ 4834 Derby Place
Klamath Falls, OR 97603

Escrow No. MT88305-KR

Title No. 0088305

SWD r.012910

STATUTORY WARRANTY DEED

Sandra M. Horton

Sandra M. Hargrove/who took title as Sandra M. Blackwell, Grantor(s) hereby convey and warrant
to **Rochelle C. Hantzmon**,

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 8 in Block 6 of FIRST ADDITION TO KELENE GARDENS, 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$104,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND
17, CHAPTER 855, OREGON LAWS 2009.

Dated this **15th** day of **September, 2010**.

Sandra M. Hargrove

Sandra M. Hargrove who took title as Sandra M. Blackwell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on **September 15, 2010** by Sandra M. Hargrove formerly known as and who
took title as Sandra M. Blackwell.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

37 AMT