

2011-001414

Klamath County, Oregon



00096470201100014140010018

02/08/2011 10:19:23 AM

Fee: \$37.00

After Recording Return to:

Rodney Crandell

1420 NW Gilman Blvd

Issaquah, WA 98027

Until a change is requested all tax statements

Shall be sent to the following address:

Rodney Crandell

Same as above

Warranty Deed

Ramsy Nasra, herein called the grantor, convey(s) to **Rodney Crandell**, herein called grantee(s), all that real property situated in the county of Klamath, state of Oregon, described as:

Lot 1, Block 40, OREGON PINES, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon

CODE 008 MAP 3511-014A0 TL 08700 KEY #280564

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 **\$4,000.00**
(here comply with the requirements of **ORS 93.930**)

BEFORE SINGING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAW 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATOIONS. 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated **January 30, 2011**

JIMMY ANDRADE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires **04/06/11**

Ramsy Nasra

STATE OF **NEW JERSEY**, County of **Essex**)ss.

On **January 30, 2011** personally appeared the above named **Ramsy Nasra** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: _____

Notary Public For New Jersey

My Commission Expires: _____

Official Seal

JIMMY ANDRADE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires **04/06/11**