

1st 1733789

2011-008318

Klamath County, Oregon



THIS SPACE



07/15/2011 02:22:26 PM

Fee: \$42.00

After recording return to:
Pensco Trust Co FBO: John D Rojas,
IRA
PO Box 192926
San Francisco, CA 94119

Until a change is requested all tax statements
shall be sent to the following address:
Pensco Trust Co FBO: John D Rojas,
IRA
PO Box 192926
San Francisco, CA 94119
File No.: 7021-1733789 (ALF)
Date: July 06, 2011

STATUTORY WARRANTY DEED

Robert C Stradtner Jr, Grantor, conveys and warrants to **Pensco Trust Co FBO: John D Rojas, IRA**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 3 in Block 80 of Buena Vista Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a parcel of land situated in Lot 4 in Block 80, Buena Vista Addition, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence along the South line of said Lot 4 and along the arc of a 654.87 foot radius curve to the right (chord = South 87°59'03" East 25.00 feet; thence North 03°06'39" East 138.95 feet to the right of way of the "A" Canal; thence along said right of way and the arc of a 796.25 foot radius curve to the left (chord = North 87°59'44" West 30.30 feet) 30.30 feet to the Northeast corner of said Lot 3; thence along the East line of said Lot 3 South 00°55'24" West 138.95 feet to the point of beginning.

TOGETHER with that portion of vacated California Avenue which inurred thereto.

Subject to:

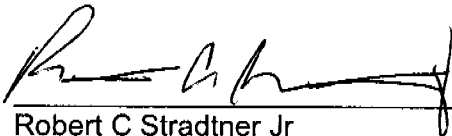
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$120,600.00**. (Here comply with requirements of ORS 93.030)

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12 day of July, 2011.


Robert C Stradtner Jr

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 12 day of July, 2011
by **Robert C Stradtner, Jr.**


Notary Public for Oregon
My commission expires: 12-3-14

