

2013-003224

Klamath County, Oregon



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03/26/2013 03:01:39 PM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) &
205.238:

**Craig Christiansen
Christy Christiansen
717 SW Otter Way
Bend, OR 97702**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Warranty Deed

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Direct Party/Grantor (s) Names and Address

**Tom Sakadia
3716 Princeton Way
Medford, OR 97504**

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

**Craig Christiansen
Christy Christiansen**

**Grantee's Address:
717 SW Otter Way
Bend, OR 97702**

- 5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

**Alexandra Opie
1720 Winter Street SE
Salem, OR 97302**

6. TRUE AND ACTUAL

CONSIDERATION - Required by
ORS 93.030 for an instrument
conveying or contracting to convey
fee title or any memorandum of
such instrument:

\$200,000.00

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A
LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

WARRANTY DEED

Tom Sakraida, hereinafter referred to as "Grantor", conveys and warrants unto Craig Christiansen and Christy Christiansen, husband and wife, all that real property situated in Klamath County, State of Oregon and described as:

Undivided one-half leasehold interest in Lot 9, Block D, U.S. Forest Service, LAKE OF THE WOODS SUMMER HOMESITES, Klamath County, Oregon.

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances.

The true and actual consideration for this transfer is \$200,000.00.

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. 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 12 day of January, 2008.



Tom Sakraida

Mail Tax Statements to:

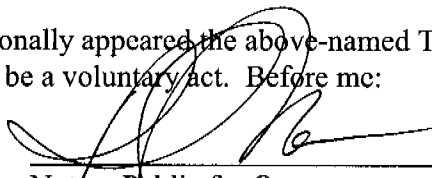
35 SW Quail Butte Place
Bend OR 97702

Warranty Deed -1-

DAVIS, HEARN
SALADOFF & BRIDGES
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On the 25 day of January, 2008, personally appeared the above-named Tom Sakraida and acknowledged the foregoing instrument to be a voluntary act. Before me:



Notary Public for Oregon
My Commission Expires: _____

