

2013-003301

Klamath County, Oregon

03/28/2013 03:33:13 PM

Fee: \$47.00

mtc 95733 -ms  
Address of Grantor: (Name, Address, Zip)

Sean R. Broker, et al

After recording return to Grantee: (Name, Address, Zip)

Christopher Jambalos, et al

Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)

Christopher Jambalos  
5202 Villa Drive  
Klamath Falls, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

## WARRANTY DEED (Individual Grantor)

SEAN R. BROKER AND KELLY BROKER, Grantor, conveys and warrants to

CHRISTOPHER JAMBALOS AND CLAIRE JAMBALOS, AS TENANTS BY THE ENTIRETY

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

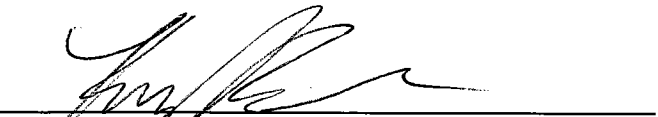
The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 235,000.00  
(Here, comply with the requirements of ORS 93.030).

Dated this 14th day of January, 2013.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

47 AMT

  
SEAN R. BROKER

  
KELLY BROKER

STATE OF Oreya }  
County of Klamath } SS.




The foregoing instrument was acknowledged before me on this 14 day of January, 2013 by SEAN R. BROKER.

  
Notary Public in and for the State of  
My commission expires:

STATE OF Oreya }  
County of Klamath } SS.

The foregoing instrument was acknowledged before me on this 14 day of January, 2013 by KELLY BROKER.

  
Notary Public in and for the State of Oregon  
My commission expires: 11/20/2015



## **EXHIBIT "A"**

### **-----LEGAL DESCRIPTION-----**

**Lot 7 of Tract 1454 – VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**