

05 FEB 25 PM 3:19

MTZ-68312 MS



Vol M05 Page 12539

State of Oregon, County of Klamath
THIS SPACE RESE: Recorded 02/25/2005 3:19 p m
Vol M05 Pg 12539-40
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Jose B. Albarran

P O Box 883

Yosemite, CA 95389

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

Jose B. Albarran

P O Box 883

Yosemite, CA 95389

Escrow No. MT68312-MS

STATUTORY WARRANTY DEED

Barbara Buenger and Arlene Blair-Raymond and Susan Beckstead and Wayne Fragulia, Grantor(s)
hereby convey and warrant to **Jose B. Albarran**, 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 1 in Block 46, FIRST ADDITION TO ~~KLAMATH~~ ^{KLAMATH} FOREST ESTATES, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No: 3510-027D0-04800-000

Key No: 271146

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:

The true and actual consideration for this conveyance is **\$5,400.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON
LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 14th day of FEB, 2005

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

2600
CWM

Barbara Buenger
Barbara Buenger

Arlene Blair-Raymond
Arlene Blair-Raymond

By Barbara Buenger
Barbara Buenger, her attorney in fact

Susan Beckstead
Susan Beckstead

By Barbara Buenger
Barbara Buenger, her attorney in fact

Wayne Fragulia
Wayne Fragulia

By Barbara Buenger
Barbara Buenger, his attorney in fact

STATE OF CALIFORNIA

COUNTY OF SAN MATEO ^{SS.}

On Feb. 14, 2005 before me, Drummond F. McCunn personally appeared Barbara Buenger, individually and as attorney in fact for Arlene Blair-Raymond, Susan Beckstead and Wayne Fragulia personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

