

05 APR 13 PM 3:25



MT69223 SH

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State of Oregon, County of Klamath
Recorded 04/13/2005 3:25 p m
Vol M05 Pg 25610
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESEI

After recording return to:

William Anocibar

5159 Hwy 97 N

Klamath Falls, OR 97601

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

William Anocibar

5159 Hwy 97 N

Klamath Falls, OR 97601

Escrow No. MT69223-SH

STATUTORY WARRANTY DEED

Markus Wayne Ferreira, Grantor(s) hereby convey and warrant to **William Anocibar and Sherrie Anocibar and Andrew Peterson and Rebecca Peterson, as tenants in common**, 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 12 in Block 112 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.:3809-029CC-03100-000

Key No.: 367007

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 **\$67,000.00**.

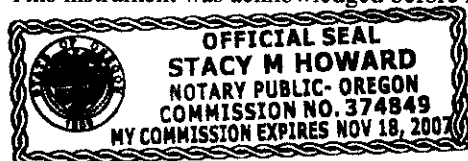
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 12 day of April, 2005

Markus Wayne Ferreira
Markus Wayne Ferreira

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 12, 2005 by Markus Wayne Ferreira.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

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