

05 JUN 10 PM 2:50

Vol M05 Page 43361

After Recording Return to:
MARTHANNE HOLTER
6590 Paul Place
Fallon, NV 89406

Until a change is requested all tax statements
Shall be sent to the following address:
MARTHANNE HOLTER
6590 Paul Place
Fallon, NV 89406

State of Oregon, County of Klamath
Recorded 06/10/05 2:56 P m
Vol M05 Pg 43361
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

Aspen 6/10/05 ms
WARRANTY DEED
(INDIVIDUAL)

REFUGIO VARGAS GARCIA, herein called grantor, convey(s) to **MARTHANNE HOLTER**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 40, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 114 MAP 3811-015BO TL 01400 KEY #469086

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$85,000.00**.
(here comply with the requirements of ORS 93.930)

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 **June 7, 2005**.

Refugio Vargas Garcia

REFUGIO VARGAS GARCIA

STATE OF OREGON, County of _____) ss.

On June 9, 2005 personally appeared the above named **REFUGIO VARGAS GARCIA** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061602

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

