

05 JUL 28 PM 3:22



MT- 70459 SH

Vol M05 Page 58723

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CARLOS SOTO

5311 Miller Ave

Klamath Falls, OR 97603

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

CARLOS SOTO

5311 Miller Ave

Klamath Falls, OR 97603

Escrow No. MT70459-SH

Title No. 0070459

SWD

State of Oregon, County of Klamath

Recorded 07/28/05 3:22 PM

Vol M05 Pg 58723

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

MATTHEW MC KEEGAN, Grantor(s) hereby convey and warrant to **CARLOS SOTO**, 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:

The Westerly 40 feet of Lot 1 in Block 5 of DIXON ADDITION NO. 2,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AB-01100-000

Key No: 417365

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 **\$53,400.00**.

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 26 day of July, 2005.

Matthew McKeegan
MATTHEW MC KEEGAN

State of ~~Oregon~~ Idaho
County of ~~KLAMATH~~ Lemhi

This instrument was acknowledged before me on 26 July, 2005 by MATTHEW MC KEEGAN.

Deana J. Fletcher
(Notary Public for ~~Oregon~~ Idaho)

My commission expires 7-26-2010

DEANA J. FLETCHER
NOTARY PUBLIC
STATE OF IDAHO

2/10/07