

M05-63397

09/01/2005 03:36:16 PM

Of Pages 3 Fee: \$31.00



After recording return to:
Miguel A. Barajas
2844 Summers Lane
Klamath Falls, OR 97603

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

Miguel A. Barajas
2844 Summers Lane
Klamath Falls, OR 97603

File No.: 7021-636216 (DMC)

Date: August 26, 2005

STATUTORY WARRANTY DEED

Linda K. Manis, Grantor, conveys and warrants to **Miguel A. Barajas, a married man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$128,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of August, 2005.

APN: R530036

Statutory Warranty Deed
- continued

File No.: 7021-636216 (DMC)
Date: 08/26/2005

Linda K. Manis
Linda K. Manis

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of August, 2005
by **Linda K. Manis**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land particularly described as follows:

Beginning at a point which lies on the West right of way line of Summers Lane North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 30 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11 Township 39 South, Range 9 E.W.M., and running thence: continuing South 89°26' West a distance of 175 feet to an iron pin; thence North 1°14' West a distance of 72.2 feet to an iron pin; thence North 89°26' East a distance of 175 feet to an iron pin on the Westerly right of way line of Summers Lane; thence South 1°14' East along the Westerly right of way line of Summers Lane a distance of 72.2 feet more or less, to the point of beginning, in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.