



mtc- 71006 LW

M05-63497

Klamath County, Oregon

09/02/2005 03:04:20 PM

Pages 1 Fee: \$21.00

After recording return to:

DEBBY MEAGHER

5452 BAKER ROAD

SANTA ROSA, CA 95409

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

DEBBY MEAGHER

5452 BAKER ROAD

SANTA ROSA, CA 95409

Escrow No. MT71006-LW

Title No. 0071006

SWD

STATUTORY WARRANTY DEED

CARLOS F. TELLEZ and VIRGINIA L. TELLEZ, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DEBBY MEAGHER**, 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 933, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3808-010BB-10500-000

Key No.: 889198

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 **\$150,000.00**.

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 29 day of August, 2005.

G. F. Tellez
CARLOS F. TELLEZ

Virginia L. Tellez
VIRGINIA L. TELLEZ

STATE OF CALIFORNIA

COUNTY OF Yolo

ss.

On August 29, 2005 before me, Gary R Wright personally appeared CARLOS F. TELLEZ and VIRGINIA L. TELLEZ 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 THEY executed the same in their authorized capacity(ies), and that by their signatures(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 [Signature]

