



MTL - 71181W

**M05-63900**

Klamath County, Oregon

09/09/2005 02:46:15 PM

Pages 1 Fee: \$21.00

After recording return to:

ROY R. JUAREZ, JR.

2365 HIGHWAY 26

VALLEY SPRINGS, CA 95252

Until a change is requested all

tax statements shall be sent to

The following address:

ROY R. JUAREZ, JR.

2365 HIGHWAY 26

VALLEY SPRINGS, CA 95252

Escrow No. MT71181-LW

Title No. 0071181

SWD

### STATUTORY WARRANTY DEED

**SHARON KETCH-CHRISTEL**, Grantor(s) hereby convey and warrant to **ROY R. JUAREZ, JR. and MARLINE JUAREZ, as tenants by the entirety**, 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 6, Block 49, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-015B0-00100-000

Key No: 469638

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 **\$12,900.00**.

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 6<sup>th</sup> day of September, 2005.

Sharon Ketch-Christel  
SHARON KETCH-CHRISTEL

State of Florida  
County of Seminole

This instrument was acknowledged before me on September 6, 2005 by SHARON KETCH-CHRISTEL.

[Signature]  
(Notary Public)

My commission expires 10-23-06



**OFFICIAL SEAL**  
Gilbert Rolon  
DD 160394  
My Commission Expires Oct. 23, 2006

2/100