



mtc-71176 KR

M05-65427

Klamath County, Oregon

09/30/2005 10:35:15 AM

Pages 1 Fee: \$21.00

After recording return to:
ANICETA O. BANIQUED
470 EAST AFTON LANE
ANAHEIM, CA 92805

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

ANICETA O. BANIQUED
470 EAST AFTON LANE
ANAHEIM, CA 92805

Escrow No. MT71176-KR
Title No. 0071176

SWD

STATUTORY WARRANTY DEED

WINNING COMBO LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **ANICETA O. BANIQUED**, 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 9 in Block 7, Tract No. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014AB-05700-000

Key No: 569851

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 **\$198,900.00**.

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 29th day of September, 2005

WINNING COMBO LLC, an Oregon Limited Liability Company

BY: Earla M. Patton member
Earla M. Patton, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 29, 2005 by Earla M. Patton as a Member for WINNING COMBO LLC, an Oregon Limited Liability Company.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/00