



After recording return to:  
Raul H. Garza, Sr.  
10796 McGuire Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Raul H. Garza, Sr.  
10796 McGuire Avenue  
Klamath Falls, OR 97603

File No.: 7021-686907 (DMC)  
Date: October 06, 2005

**M05-66201**

Klamath County, Oregon

10/11/2005 11:59:43 AM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Bradley G. Foltz and Tammy P. Foltz as tenants by the entirety**, Grantor, conveys and warrants to **Raul H. Garza, Sr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Unit 10796 (McGuire Avenue), Tract 1336- Falcon Heights Condominiums- Stage 1, according to the official plat thereof in file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

Date: **10/06/2005**