



After recording return to:
Nicholas C. Garcia and Tina M. Garcia
312 Meadowood Lane
Sonoma, CA. 95476

Until a change is requested all tax statements
shall be sent to the following address:
Nicholas C. Garcia and Tina M. Garcia
312 Meadowood Lane
Sonoma, CA. 95476

File No.: 7021-687979 (BS)
Date: October 12, 2005

M05-66800

Klamath County, Oregon

10/18/2005 12:06:11 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Rose McKenzie, Grantor, conveys and warrants to **Nicholas C. Garcia and Tina M. Garcia, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 in Block 120 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on 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 **\$9,500.00**. (Here comply with requirements of ORS 93.030)

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Dated this 12 day of October, 20 2005

Rose M. McKenzie
Rose McKenzie

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of October, 20 05
by **Rose McKenzie**.

Beverly Swafford
Notary Public for
My commission expires: may 19, 2008

