

MTZ - 71688SH



**M05-68987**

Klamath County, Oregon

11/14/2005 03:10:30 PM

Pages 1 Fee: \$21.00

After recording return to:

RANDALL A. HIRSCHBOCK

5800 Airway Drive

Klamath Falls, OR 97603

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

RANDALL A. HIRSCHBOCK

5800 Airway Drive

Klamath Falls, OR 97603

Escrow No. MT71688-SH

Title No. 0071688

SW 1/4

### STATUTORY WARRANTY DEED

**Andy L. Garatea and Sephora A. Garatea, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **RANDALL A. HIRSCHBOCK**, 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:

The West 1130 feet of the SW1/4 of the SE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the South Side By-Pass and North of Airway Drive.

EXCEPTING THEREFROM that portion lying within the U.S.B.R. A-4-G Lateral conveyed to the United States of America by instrument recorded November 9, 1932 in Volume 99 at page 188, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-01300-01300-000

Key No: 567452

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 **\$230,000.00**.

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.

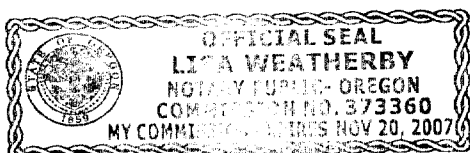
Dated this 11<sup>th</sup> day of November, 2005.

Andy L. Garatea  
Andy L. Garatea

Sephora A. Garatea  
Sephora A. Garatea

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 11, 2005 by Andy L. Garatea and Sephora A. Garatea.



Lisa Weatherby  
(Notary Public for Oregon)  
my commission expires 11/20/07

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