



After recording return to:  
Manuel Cruz and Suzanne Cruz  
16111 Lance Court  
Sonora, CA 95370

Until a change is requested all tax statements  
shall be sent to the following address:  
Manuel Cruz and Suzanne Cruz  
16111 Lance Court  
Sonora, CA 95370

File No.: 7021-706463 (BS)  
Date: November 11, 2005

**M05-69505**

Klamath County, Oregon

11/21/2005 11:41:13 AM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Darlene Cheryl Brandon**, Grantor, conveys and warrants to **Manuel Cruz and Suzanne Cruz as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3 in Block 111 Klamath Falls Forest Estates Highway 66 Unit Plat 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. 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 **\$7,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of Nov, 2005.

2005

APN: 402549

Statutory Warranty Deed  
- continued

File No.: 7021-706463 (BS)  
Date: 11/11/2005

Darlene Cheryl Brandon  
Darlene Cheryl Brandon

STATE OF ~~Oregon~~ NC )  
County of ~~Klamath~~ McDowell ) ss.

This instrument was acknowledged before me on this 17 day of Nov, 2005  
by **Darlene Cheryl Brandon**.

Pamela J. Robinson

Notary Public for Oregon

My commission expires: 8-29-2006

