



After recording return to:
Thomas R. Riach
P. O. Box 658
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Thomas R. Riach
P. O. Box 658
Chiloquin, OR 97624

File No.: 7021-703259 (DMC)
Date: November 02, 2005

M05-70702

Klamath County, Oregon

12/08/2005 02:52:11 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

John Steven Garcia and Maria R. Garcia as tenants by the entirety, Grantor, conveys and warrants to **Thomas R. Riach**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 24 in Block 7, Tract 1019, Winema Peninsula Unit No. 2, 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 **\$149,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 5 day of December, 2005.

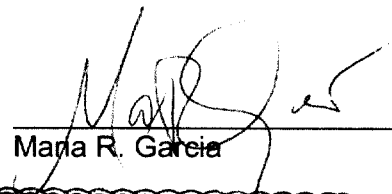
20

APN: 195176

Statutory Warranty Deed
- continued

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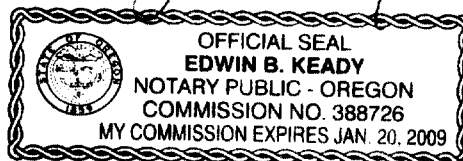

John Steven Garcia


Maria R. Garcia

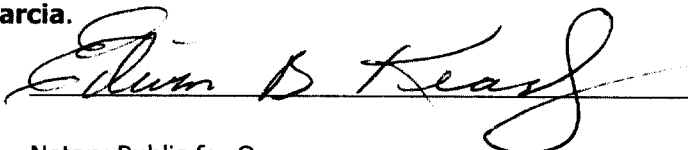
STATE OF Oregon)

)ss.

County of Klamath)



This instrument was acknowledged before me on this 5 day of December^{8k}, 20005
by **John Steven Garcia and Maria R. Garcia.**



Notary Public for Oregon

My commission expires: January 20, 2009