

MT-72351SH



M05-71556

Klamath County, Oregon  
12/21/2005 03:09:42 PM  
Pages 1 Fee: \$21.00

After recording return to:  
JOHN S. GARCIA  
208 FRIENDSHIP DRIVE  
CHILOQUIN, OR 97624

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

JOHN S. GARCIA  
208 FRIENDSHIP DRIVE  
CHILOQUIN, OR 97624

Escrow No. MT72351-SH  
Title No. 0072351

STATUTORY WARRANTY DEED

JUAN CARLOS GILFUENTES, Grantor(s) hereby convey and warrant to JOHN S. GARCIA and MARIA R. GARCIA, as tenants by the entirety, 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:

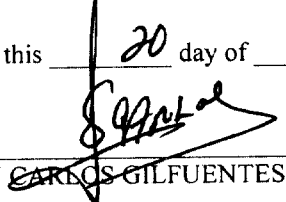
Lot 10 in Block 13 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-007BD-02800-000 Key No: 535898

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:

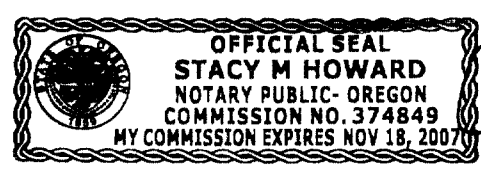
The true and actual consideration for this conveyance is \$227,000.00.

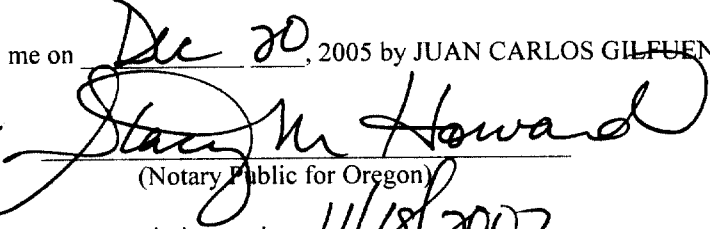
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20 day of Dec, 2005  
  
JUAN CARLOS GILFUENTES

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 20, 2005 by JUAN CARLOS GILFUENTES.



  
(Notary Public for Oregon)  
My commission expires 11/18/2007

2/0