



MT72730 MS

M05-72088

Klamath County, Oregon

12/30/2005 10:30:15 AM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDING USE

After recording return to:

Kristi L. Arnold  
420 Delta Street  
Klamath Falls, OR 97601

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

Kristi L. Arnold  
449 Delta Street  
Klamath Falls, OR 97601

Escrow No. MT72730-MS  
Title No. 0072730

STATUTORY WARRANTY DEED

Alexis Barragan, Grantor(s) hereby convey and warrant to Kristi L. Arnold, and S. Lynn Arnold and Carol L. Arnold, husband and wife, all with rights of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$215,000.00.

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 28 day of December, 2005

[Signature of Alexis Barragan]  
Alexis Barragan

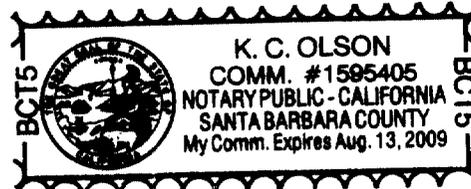
STATE OF CALIFORNIA

COUNTY OF Santa Barbara<sup>SS.</sup>

On 12/28/05, 2005 before me, K.C. Olson personally appeared Alexis Barragan personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature of K.C. Olson]



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lots 1 and 2 in Block 69 of BUENA VISTA ADDITION to the City of Klamath Falls as adjusted by City of Klamath Falls Property Line Adjustment No. 47-96, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 in Block 69 of said plat; thence North 00° 22' 19" West along the East line of said Lot 1, 102.02 feet to a point being marked by a 5/8" X 30" iron pin with Tru – Line Surveying, Inc., plastic cap; thence North 89° 53' 09" West 109.44 feet to a point on the West line of said Lot 2 in Block 69 of said plat being marked by a 5/8" X 30" iron pin with Tru – Line Surveying, Inc., plastic cap; thence South 00° 06' 51" West 35.87 feet to the Southwest corner of said Lot 2; thence along the South line of said Lots 2 and 1 to the Southeast corner of said Lot 1 and the point of beginning.

Account No.: 3809-029CB-00100-000

Key No.: 299242