



mtc-72345 DS

M06-00052

Klamath County, Oregon

01/03/2006 03:12:11 PM

Pages 1 Fee: \$21.00

After recording return to:

Angela Machado

2968 Tahitian Ave.

MEDFORD, OR 97504-5074

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

Angela Machado

2968 Tahitian Ave.

MEDFORD, OR 97504-5074

Escrow No. MT72345-DS

Title No. 0072345

NR 10

STATUTORY WARRANTY DEED

John H. Abels and Nancy G. Abels, Co-Trustees, or their successors in Trust under The Abels Family Trust Dated April 7, 1993, and any amendments thereto, Grantor(s) hereby convey and warrant to **Angela Machado**, 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 33, Block I, BELLA VISTA - TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007DD-01800-000

Key No: 806890

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 **\$55,000.00**.

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 14 day of November, 2005.

John H. Abels and Nancy G. Abels, Co-Trustees, or their successors in Trust under The Abels Family Trust Dated April 7, 1993, and any amendments thereto.

BY:

John H. Abels
John H. Abels, Trustee

BY:

Nancy G. Abels
Nancy G. Abels, Trustee

STATE OF ~~CALIFORNIA~~ NEVADA

ss.

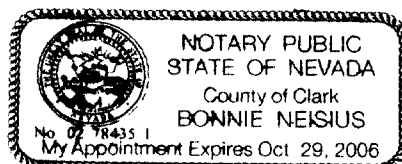
COUNTY OF CLARK

On 14th DAY OF NOVEMBER, 2005 before me, BONNIE NEISIUS personally appeared John H. Abels and Nancy G. Abels, 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 executed the same in authorized capacity(ies), and that by signatures(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

Bonnie Neisius



21.00