

mtc - 09171KR



M06-00349

Klamath County, Oregon

01/06/2006 02:25:55 PM

Pages 2 Fee: \$26.00

After recording return to:

Nick A. Figueroa

7460 Ruth Drive

Klamath Falls, OR 97603

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

Nick A. Figueroa

7460 Ruth Drive

Klamath Falls, OR 97603

Escrow No. MT69171-KR

Title No. 0069171

SWD

STATUTORY WARRANTY DEED

Falcon Ridge Development, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Nick A. Figueroa**, 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, TRACT 1288 "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013AA-08700-000

Key No: 885315

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 **\$158,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 6th day of January, 2006

Falcon Ridge Development, LLC

BY: [Signature]
Don Puzio, Member

BY: [Signature]
Gary Stewart, Member

BY: [Signature]
Matt Stewart, Member

26.00

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 6, 2006 by Don Purio, Gary Stewart and Matt Stewart as Members of Falcon Ridge Development, LLC, an Oregon Limited Liability Company.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007