



M06-00512

Klamath County, Oregon

01/10/2006 02:58:57 PM

Pages 2 Fee: \$26.00

After recording return to:

DUSTIN DEMETRAKOS

2307 JAMES MARTIN CT.

KLAMATH FALLS, OR 97601

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

DUSTIN DEMETRAKOS

2307 JAMES MARTIN CT.

KLAMATH FALLS, OR 97601

Escrow No. MT69196-LW

Title No. 0069196

SWD

STATUTORY WARRANTY DEED

RICHARD W. SEXTON AND GEN H. SEXTON TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004, AND ANY AMENDMENTS THERETO, Grantor(s) hereby convey and warrant to **DUSTIN DEMETRAKOS and CARRIE DEMETRAKOS, husband and wife**, 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 27 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-08500-000

Key No: 173635

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 **\$39,900.00**.

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)).

2600

• Dated this 2nd day of Jan., 2006

RICHARD W. SEXTON AND GEN H. SEXTON TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004, AND ANY AMENDMENTS THERETO

BY:

Richard W. Sexton
RICHARD W. SEXTON, TRUSTEE

BY:

Gen H. Sexton
GEN H. SEXTON, TRUSTEE

State of Oregon

County of JACKSON

On this 2nd day of January, 2006, before me Jennifer Acosta, a notary public in and for said State, personally appeared Richard W. Sexton and Gen H. Sexton being by me first duly sworn, declared that they are Trustees of the The Sexton Family Trust Dated February 27, 2004 that they signed the foregoing document as the Trustees and that statements therein contained are true.

Jennifer Acosta
Notary Public
Residing at:
Commission Expires: 8-8-08

