



M06-00674

Klamath County, Oregon

01/12/2006 02:47:10 PM

Pages 2 Fee: \$26.00

After recording return to:

DWAYNE NEUBURGER

P.O. BOX 22

O'BRIEN, OR 97534

Until a change is requested all

tax statements shall be sent to

The following address:

DWAYNE NEUBURGER

P.O. BOX 22

O'BRIEN, OR 97534

Escrow No. MT72993-LW

Title No. 0072993

SWD

STATUTORY WARRANTY DEED

CRUZ ESQUEDA, Grantor(s) hereby convey and warrant to **DWAYNE NEUBURGER**, 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:

PARCEL 1:

North half of Lot 3 and South 20 feet of Lot 2, Block 4, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The South half of Lot 3 and all of Lot 4, Block 4, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-003AB-03900-000

Key No: 222146

Tax Account No: 3507-003AB-03800-000

Key No: 222128

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 **\$23,000.00**.

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)).

26.00

Dated this 7 day of January ^{1st}, 2006.

CRUZ ESQUEDA
CRUZ ESQUEDA

STATE OF CALIFORNIA

COUNTY OF Fresno ss.

On January 7, 2006 before me, Anna Linda Arikian, personally appeared CRUZ ESQUEDA ~~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 Anna Linda Arikian

