

**M06-00678**

Klamath County, Oregon

01/12/2006 02:49:37 PM

Pages 2 Fee: \$26.00

After recording return to:

Joseph R. Canas1237 Vawter Rd.Medford, OR 97501

Until a change is requested all

tax statements shall be sent to

The following address:

Joseph R. Canas1237 Vawter Rd.Medford, OR 97501Escrow No. MT71308-LWTitle No. 0071308

SWD

---

**STATUTORY WARRANTY DEED**

**Roger A. Jones and Eleanora F. Jones, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Joseph R. Canas**, 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:

A portion of Lot 1 in Block 55 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on Westerly line of 9th Street 55 feet Northwesterly from intersection of Westerly line of 9th Street and the Northerly line of Jefferson Street (formerly Bush Street), and running thence in a Southwesterly direction parallel with said Jefferson Street, 65 feet, more or less to line between Lots 1 and 2, Block 55, NICHOLS ADDITION to Klamath Falls; thence in a Northwesterly direction along line between said Lots 1 and 2, 55 feet; thence in a Northeasterly direction parallel with Jefferson Street 65 feet more or less to Westerly line of 9th Street, thence in a Southeasterly direction along Westerly line of 9th Street 55 feet to place of beginning.

Tax Account No: 3809-029DC-17300-000

Key No: 369461

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 **\$91,750.00**.

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 9th day of JANUARY, 2006

Roger A. Jones  
Roger A. Jones

Eleanora F. Jones  
Eleanora F. Jones

State of NV

County of Clark

This instrument was acknowledged before me on Jan 9, 2006 by Roger A. Jones and Eleanora F. Jones.



Carole J. Folle  
(Notary Public)

My commission expires 8-8-09