

MTT-73104 DS



M06-01115

Klamath County, Oregon

01/19/2006 02:40:16 PM

Pages 1 Fee: \$21.00

After recording return to:

MANUEL BAZA ARROYO

516 N. "L" St., Apt. #3

Tacoma, WA 98403

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

MANUEL BAZA ARROYO

516 N. "L" St., Apt. #3

Tacoma, WA 98403

Escrow No. MT73104-DS

Title No. 0073104

SWD

STATUTORY WARRANTY DEED

WALTER T. WASHINGTON, SR. and LUCILLE WASHINGTON, as tenants by the entirety,
Grantor(s) hereby convey and warrant to **MANUEL BAZA ARROYO**, 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 4, Block 56, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT
NO. 2, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-015D0-03800-000

Key No: 469282

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 **\$22,000.00**.

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)).

Dated this 13 day of January, 2006.

Walter T. Washington, Sr.
WALTER T. WASHINGTON, SR.

Lucille Washington
LUCILLE WASHINGTON

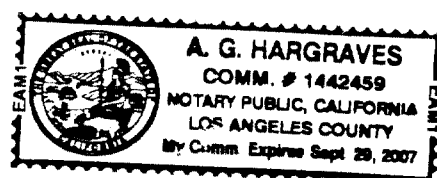
STATE OF CALIFORNIA

COUNTY OF Los Angeles^{SS.}

On January 13, 2006 before me, A. G. Hargraves, Notary Public personally appeared WALTER T. WASHINGTON, SR. and LUCILLE WASHINGTON 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 they executed the same in their authorized capacity(ies), and that by their 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 A. G. Hargraves



21.00