

M06-01560

Klamath County, Oregon

01/26/2006 11:32:19 AM

Pages 1 Fee: \$21.00

1st 725659
WARRANTY DEED -- STATUTORY FORM

G Z INVESTMENTS LLC, Grantor,

conveys and warrants to

ALLEN F. HUGHES , an unmarried man, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 37 IN BLOCK 2 OF TRACT 1098 SPLIT RAIL RANCHOS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

Tax Account No(s): R138390

Map/Tax Lot No(s): 2310035B006900

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$130,000.00 .

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 23 day of January, 2006.

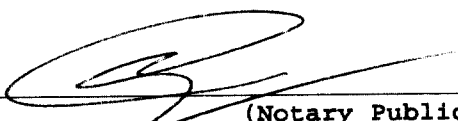
G Z INVESTMENTS LLC

BY: 

DICK GIRVIN,
MANAGING MEMBER

STATE OF FLORIDA, COUNTY OF Manatee) SS.

This instrument was acknowledged before me on January 23rd 2006 by DICK GIRVIN AS MANAGING MEMBER OF G Z INVESTMENTS LLC.


(Notary Public)
My commission expires 2-26-08



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
ALLEN F. HUGHES
PO BOX 1248
LAPINE, OR 97739

TITLE NO. 7029725659

Escrow No. 14-017505

21F