



THIS SPACI

M06-02214

Klamath County, Oregon

02/03/2006 02:48:57 PM

Pages 1 Fee: \$21.00

After recording return to:

JOSHUA MURPHY

10232 WRIGHT AVENUE

KLAMATH FALLS, OR 97603

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

JOSHUA MURPHY

10232 WRIGHT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT72997-TM

Title No. 0072997

SWD

72997
MTC ~~73049~~ -TM

STATUTORY WARRANTY DEED

LORENZO V. MAGANA and LIZBETH MAGANA, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JOSHUA MURPHY and RHIANNON MURPHY, as tenants by the entirety**, 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:

Unit 10232 (Wright Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS – STAGE 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-90017-000


Key No: 883579

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 **\$121,000.00**.

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 30 day of January, 2006


LORENZO V. MAGANA


LIZBETH MAGANA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 30, 2006 by LORENZO V. MAGANA and LIZBETH MAGANA.




(Notary Public for Oregon)

My commission expires 12/17/09

21.00