



**M06-02334**

Klamath County, Oregon

02/07/2006 03:04:48 PM

Pages 2 Fee: \$26.00

After recording return to:

Ruben C. Robles

4463 Barry Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Ruben C. Robles

4463 Barry Drive

Klamath Falls, OR 97603

Escrow No. MT73102-MS

Title No. 0073102

SWD

MTC 73102-MS

### STATUTORY WARRANTY DEED

**Michael James Dematteis, III**, Grantor(s) hereby convey and warrant to **Ruben C. Robles**, 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:

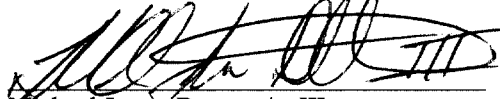
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$156,000.00**.

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)).

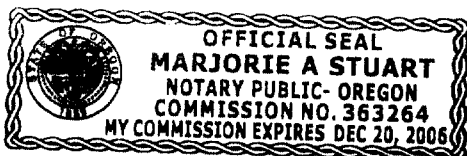
Dated this 6<sup>th</sup> day of Feb, 2006.


  
Michael James Dematteis, III

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 21<sup>st</sup>, 2006 by Michael James Dematteis, III.



  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northeasterly 60 feet of Lot 6 and that part of Lot 5, Block 4, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of Lot 5; thence Northeasterly along the Easterly line of said Lot, 15 feet to a point; thence Northwesterly and parallel to the Southwesterly line of said lot to the point of intersection of the line common to Lots 4 and 6 produced Northeasterly on a course of North 84 degrees 06' East; thence South 84 degrees 06' West on the line common to Lots 4 and 6 produced Northeasterly to the Northerly corner of Lot 6; thence Southeasterly along the Northeasterly line of said Lot 6 to the point of beginning.

Tax Account No:3909-011CC-02100-000Key No:554965