



M06-02735
Klamath County, Oregon
02/13/2006 10:35:48 AM
Pages 1 Fee: \$21.00

After recording return to:
JOSE MENDOZA-NOVOA
3326 BARRY AVENUE
KLAMATH FALLS, OR 97603

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

JOSE MENDOZA-NOVOA
3326 BARRY AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT73289-TM
Title No. 0073289

SWD

MTC 73289-TM

STATUTORY WARRANTY DEED

KEITH MC CLUNG, Grantor(s) hereby convey and warrant to JOSE MENDOZA-NOVOA and RUTH SEGURA DE NOVOA, 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:

The Easterly 125 feet of Lot 96 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No: 3909-010CD-10900-000 Key No: 544049

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 \$105,000.00.

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 9 day of Feb 2006

[Signature]
KEITH MC CLUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 9, 2006 by KEITH MC CLUNG.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



21.00