

MTT-72437 TM



M06-03429

Klamath County, Oregon

02/23/2006 03:19:58 PM

Pages 1 Fee: \$21.00

After recording return to:

Jeremy Williams

873 California Avenue

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Jeremy Williams

873 California Avenue

Klamath Falls, OR 97601

Escrow No. MT72437-TM

Title No. 0072437

SWD

### STATUTORY WARRANTY DEED

**Richard M. Mauro and Brenda M. Mauro, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jeremy Williams**, 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 2 in Block 100 BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BB-00900-000

Key No: 409347

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 **\$87,000.00**.

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 16 day of February, 2006

Richard M. Mauro

Brenda M. Mauro

State of Oregon

County of Klamath

This instrument was acknowledged before me on Feb 16, 2006 by Richard M. Mauro and Brenda M. Mauro.

(Notary Public for Oregon)

My commission expires 12/17/05



21.00