

After Recording Return to:

DAVID BRIAN BOUFFARD

435 Virginia Drive
Livermore, CA 94550

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID BRIAN BOUFFARD

Same As Above

M06-03697

Klamath County, Oregon

02/28/2006 11:42:43 AM

Pages 1 Fee: \$21.00

WARRANTY DEED

(INDIVIDUAL)

ALFONSO PENA JR., herein called grantor, convey(s) to DAVID BRIAN BOUFFARD, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The North 40 feet of Lots 388 and 389, Block 113, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033AC TL 08000 KEY# 480410

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$89,340.00**.
(here comply with the requirements of ORS 93.930)

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 February 15, 2006.

Alfonso Pena Jr.
ALFONSO PENA JR.

STATE OF California, County of _____) ss.

On 02-16-06 personally appeared the above named ALFONSO PENA JR. and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062650

Before me: Martha Ramirez
Notary Public for Galt Ca
My commission expires: 09-11-09

Official Seal

