



After recording return to:
Laurie Chavarria
7536 Andrew Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Laurie Chavarria
7536 Andrew Dr.
Klamath Falls, OR 97603

File No.: 7021-597320 (SAC)
Date: February 23, 2006

M06-03883

Klamath County, Oregon
03/02/2006 03:23:44 PM
Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Sierra Development, LLC, Grantor, conveys and warrants to **Laurie Chavarria**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 31 in Tract 1383, Sierra Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$212,875.00**. (Here comply with requirements of ORS 93.030)

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 WILL 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)).

26^F

APN: R890345

Statutory Warranty Deed
- continued

File No.: 7021-597320 (SAC)
Date: 02/23/2006

Dated this 1 day of March, 2006

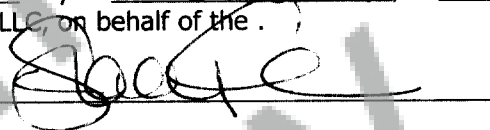
Sierra Development, LLC



By: Michael L. Wilcher, President

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of March, 2006
by Michael L. Wilcher as President of Sierra Development, LLC, on behalf of the .



Notary Public for Oregon
My commission expires: 8-2007

