

mtc-73032 KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04556

Klamath County, Oregon

03/14/2006 10:13:23 AM

Pages 2 Fee: \$26.00

After recording return to:

John T. Camara

5061 Oakleaf Circle

Placerville, CA 95667

Until a change is requested all

tax statements shall be sent to

The following address:

John T. Camara

5061 Oakleaf Circle

Placerville, CA 95667

Escrow No. MT73632-KR

Title No. 0073632

SWD

STATUTORY WARRANTY DEED

Wasser and Winter Company, a Washington Corporation, Grantor(s) hereby convey and warrant to **John T. Camara and Margaret A. Camara, 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 E1/2 NE1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within Sycan Road.

Reserving unto the Grantor, an easement for roadway purposes over that portion of the East 30 feet of the above described real property lying South of Sycan Road.

Tax Account No: 3513-03100-00100-000 Key No: 296236

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 **\$47,010.00**.

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)).

26.00

Dated this 10th day of March, 2006

Wasser and Winter Company, a Washington Corporation

BY: Ray D. Winter, Pres.
Ray D. Winter, President

State of Washington

County of Cowlitz

On this 10th day of March, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Wasser and Winter Company, a Washington Corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he ~~is~~ she is ~~they are~~ authorized to execute the said instrument and that seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.



Marsha L. Gallow
Printed Name: Marsha L. Gallow
Notary Public in and for the State of
Washington residing at Castle Rock
My appointment expires 4/30/2007

** RAY D. WINTER, AS PRESIDENT FOR