

**M06-04570**

Klamath County, Oregon

03/14/2006 11:34:32 AM

Pages 3 Fee: \$31.00



After recording return to:  
Michael Villano  
1170 NW Redfield Circle  
Bend, OR 97501

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

Michael Villano  
1170 NW Redfield Circle  
Bend, OR 97501

File No.: 7021-777694 (ALF)

Date: March 07, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Shirley McArthur, trustee of the Green Family Trust, dated December 15, 1991**, Grantor, conveys and warrants to **Michael Villano**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 10 in Block 35 First Addition to Klamath Forest Estates, 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 **\$10,500.00**. (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 ORS 197.352. 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 ORS 197.352.

3/14

File No.: **7021-777694 (ALF)**  
Date: **03/07/2006**

*Shirley McArthur trustee*  
Shirley McArthur,  
trustee of the Green  
Family Trust, dated  
December 15, 1991

~~This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by as of Shirley McArthur, trustee of the Green Family Trust, dated December 15, 1991, on behalf of the~~

Notary Public for  
My commission expires:

STATE OF CALIFORNIA

$$\}ss$$

On March 9, 2006, before me, R. Metcalf, Notary Public  
personally appeared Shirley McArthur

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature R. Melcal



(This area for official notarial seal)

Title of Document Statutory Warranty Deed  
Date of Document 3-9-06 No. of Pages \_\_\_\_\_  
Other signatures not acknowledged \_\_\_\_\_

Date of Document 3-9-06 No. of Pages 1

Other signatures not acknowledged