

M06-05500

Klamath County, Oregon

03/24/2006 11:24:59 AM

Pages 2 Fee: \$26.00



After recording return to:
Capri Properties LLC
520 Klamath Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Capri Properties LLC
520 Klamath Avenue
Klamath Falls, OR 97601

File No.: 7021-778466 (DMC)
Date: March 22, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

E. Marie Owens, Grantor, conveys and warrants to **Capri Properties LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 76 Klamath Addition to the City of Klamath Falls, 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 **\$110,000.00**. (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.

Dated this 23 day of March, 2006.

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APN: 476755

Statutory Warranty Deed
- continued

File No.: 7021-778466 (DMC)
Date: 03/22/2006

E. Marie Owens
E. Marie Owens

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of March, 2006
by **E. Marie Owens**.



[Signature]
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009