

**M06-05770**

Klamath County, Oregon

03/28/2006 03:17:39 PM

Pages 2 Fee: \$26.00



After recording return to:  
Gregory Goularte  
3536 Granite St.  
Klamath Falls, OR 97601

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

Gregory Goularte  
3536 Granite St.  
Klamath Falls, OR 97601

File No.: 7021-766393 (MTA)

Date: March 23, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**Charles E. Dutcher**, Grantor, conveys and warrants to **Gregory Goularte**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 12, Block 1, Stewart, according to the official plat thereof on file in the office of the County Clerk, 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 **\$105,000.00**. (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 27<sup>th</sup> day of March, 2006.

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APN: **R538680**

Statutory Warranty Deed  
- continued

File No.: **7021-766393 (MTA)**  
Date: **03/23/2006**

Charles E. Dutcher  
Charles E. Dutcher

STATE OF Oregon )  
County of ~~Klamath~~ Douglas )ss.

This instrument was acknowledged before me on this 27<sup>th</sup> day of March, 2006  
by **Charles E. Dutcher**.

Lynn D Meador

Notary Public for Oregon  
My commission expires: 3-29-07

