



After recording return to:  
Tony Agueda  
P. O. Box 1313  
Klamath Falls, OR 97601

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

Tony Agueda  
P. O. Box 1313  
Klamath Falls, OR 97601

File No.: 7021-771226 (ALF)  
Date: March 07, 2006

**M06-06670**

Klamath County, Oregon

04/06/2006 11:39:36 AM

Pages 3 Fee: \$31.00

### STATUTORY WARRANTY DEED

**Gregory John Cheyne**, Grantor, conveys and warrants to **Anthony S. Agueda III** <sup>(B)</sup> ~~Tony Agueda~~, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

#### **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 **\$250,000.00**. (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 5 day of April, 2006.

APN: 530946

Statutory Warranty Deed  
- continued

File No.: 7021-771226 (ALF)  
Date: 03/07/2006

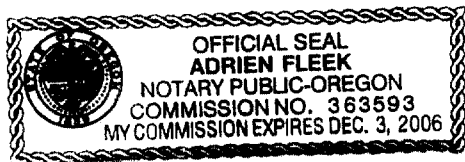
Gregory John Cheyne  
Gregory John Cheyne

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 5 day of April, 2006  
by **Gregory John Cheyne**.

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-06



APN: **530946**

Statutory Warranty Deed  
- continued

File No.: **7021-771226 (ALF)**  
Date: **03/07/2006**

## **EXHIBIT A**

### **LEGAL DESCRIPTION:**

The West one-half of Lots 40 and all of Lots 41, 42, 43 and 44 in block 4 of Sixth Street 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.

SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, acting by and through the State Highway Commission, for highway purposes, by deeds recorded in Volume 148 page 391 and Volume 149 page 159, deed records of Klamath County, Oregon.