

M06-07348

Klamath County, Oregon

04/14/2006 11:33:52 AM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Alfred Louro
1250 San Dieguito Dr
Encinitas, CA 92024

Until a change is requested all tax statements
shall be sent to the following address:
Alfred Louro
1250 San Dieguito Dr
Encinitas, CA 92024

File No.: 7021-771897 (DMC)
Date: March 13, 2006

STATUTORY WARRANTY DEED

Gerrin De Groot and Kristine De Groot as tenants by the entirety, Grantor, conveys and warrants to **Alfred Louro, Marylou Louro and Ralph L. Johnson and Miryam Johnson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 19 in Block 6 Tract No. 1091, Lynnewood, 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 **\$314,500.00**. (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.

je

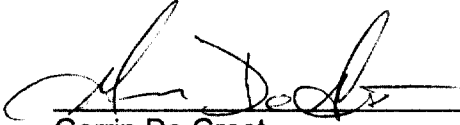
APN: 425980

Statutory Warranty Deed
- continued

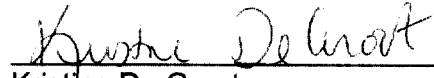
File No.: 7021-771897 (DMC)

Date: 03/13/2006

Dated this 12 day of April, 2006.



Gerrin De Groot



Kristine De Groot

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of April, 2006
by **Gerrin De Groot and Kristine De Groot.**


Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009