



mtc-73771LW
THIS SPACE RESER

M06-07375

Klamath County, Oregon

04/14/2006 02:54:19 PM

Pages 1 Fee: \$21.00

After recording return to:

JUAN CARLOS ESCALANTE

21 VIA CANON

MILLBRAE, CA 94030

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

JUAN CARLOS ESCALANTE

21 VIA CANON

MILLBRAE, CA 94030

Escrow No. MT73771-LW

Title No. 0073771

SWD

STATUTORY WARRANTY DEED

PATTI L. SIMS, Grantor(s) hereby convey and warrant to **JUAN CARLOS ESCALANTE and ANGELICA ESCALANTE**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 9, Block 2 of Tract 1216 - FIRST ADDITION TO CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019DC-10800-000

Key No: 874685

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$237,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 13th day of April, 2006.

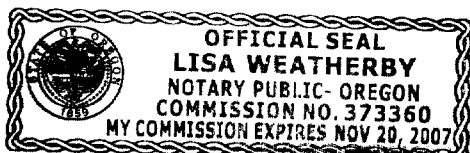
Patti L. Sims
PATTI L. SIMS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13, 2006 by PATTI L. SIMS.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



2/00