

M06-07819

Klamath County, Oregon

04/21/2006 11:58:25 AM

Pages 2 Fee: \$26.00



After recording return to:

Juan M. Garcia and Gosefa I. Garcia

1030 Mar Vista Dr.
Vista, CA 92083-7431

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

Juan M. Garcia and Gosefa I. Garcia

Address as shown above.

File No.: 7021-804689 (MTA)

Date: April 14, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

WILLIAM M. GANONG, TRUSTEE OF THE WMGPS TRUST AND ANDREW A. PATTERSON, TRUSTEE OF THE BMRMG, LLC 401(k) PLAN, Grantor, conveys and warrants to **JUAN M. GARCIA and JOSEFA I. GARCIA, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 22 and 23 Block 17, Klamath Falls Forest Estates, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

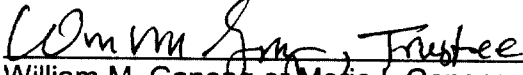
This property is free from liens and encumbrances, EXCEPT:

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 **\$21,000.00**. (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.

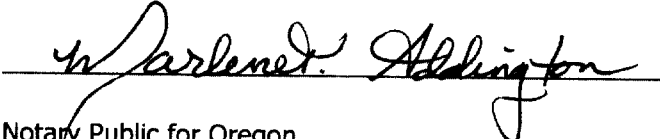
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Dated this 20th day of April, 2006.WMGPS TRUST, William M. Ganong or
Marie I. Ganong, Trustee

William M. Ganong or Marie I. Ganong,
Trustee

BMRMG, LLC 401(k) PLAN



Andrew A. Patterson, TrusteeSTATE OF Oregon)
)ss.
County of Klamath)This instrument was acknowledged before me on this 19th day of April, 2006
by William M. Ganong and Andrew A. Patterson as Trustees of WMGPS TRUST and BMRMG, LLC 401(k)
PLAN, respectively, on behalf of the Trusts.

Notary Public for Oregon

My commission expires: March 22, 2009

