

After Recording Return to:

ROBERT BABCOCK

4737 AIVA AVE
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as Above

M06-08374

Klamath County, Oregon

04/28/2006 12:41:52 PM

Pages 2 Fee: \$26.00

ASPEN: 63133 MS

WARRANTY DEED

(INDIVIDUAL)

JANICE CASTELLANOZ, herein called grantor, convey(s) to **ROBERT BABCOCK**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$195,000.00**.
(here comply with the requirements of ORS 93.930)

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 **March 30, 2006**.

Janice Castellanoz
JANICE CASTELLANOZ

CALIFORNIA **CONTRA COSTA**
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On **April 18**, 2006 personally appeared the above named JANICE CASTELLANOZ and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063133

Before me: *Gerrit M. Van Rooyen III*
Notary Public for Oregon
My commission expires: **03/02/08**

Official Seal



Exhibit A

Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point 238.7 feet North of a point 100 feet West of the corner to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the place of beginning.

CODE 021 MAP 3907-036D0 TL 04300 KEY# 490365