

M06-08588

Klamath County, Oregon

05/02/2006 03:35:11 PM

Pages 2 Fee: \$26.00



After recording return to:
Dennis Larson
61542 Wreston Springs Road
Coos Bay, OR 97420

Until a change is requested all tax statements
shall be sent to the following address:
Dennis Larson
61542 Wreston Springs Road
Coos Bay, OR 97420

File No.: 7021-806541 (DMC)
Date: April 25, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Narcisco Vargas and Margarita Vargas as tenants by the entirety, Grantor, conveys and warrants to **Dennis Larson, Darin Larson and Erin Larson with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 21 and 22 in Block 13 of Industrial 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.

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 **\$66,000.00**. (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.

Handwritten signature or initials.

APN: 415900

Statutory Warranty Deed
- continued

File No.: 7021-806541 (DMC)
Date: 04/25/2006

Dated this 1 day of May, 2006.

Narciso Vargas
Narciso Vargas

Margarita Vargas
Margarita Vargas

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1 day of May, 2006
by **Narciso Vargas and Margarita Vargas.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009