

M06-08779

Klamath County, Oregon

05/04/2006 10:39:16 AM

Pages 2 Fee: \$26.00

After Recording Return to:

RAMON NAVARRO and CECILIA NAVARRO

5810 cheyenne Av Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ASPEN: 63150 MS

JACK D. WALKER and JO ANN WALKER, herein called grantor, convey(s) to RAMON NAVARRO and CECILIA NAVARRO, husband and wife, 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.

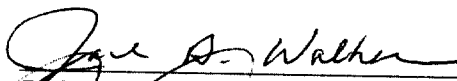
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$185,000.00.
(here comply with the requirements of ORS 93.930)

RN
CN
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.


JACK D. WALKER


JO ANN WALKER


STATE OF OREGON, County of Klamath) ss.

On May 23, 2006 personally appeared the above named JACK D. WALKER and JO ANN WALKER and acknowledged the foregoing instrument to be their voluntary act and deed.

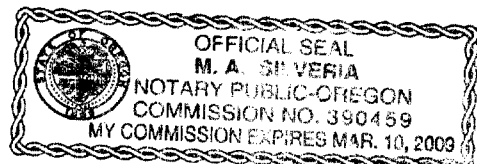
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063150

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$26 A

Exhibit A

A portion of Tract 68, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Tract 68 which is West 30 feet and North 0° 11' East 30 feet from the corner common to Sections 35 and 36, Township 38 South, Range 9 East of the Willamette Meridian, and Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0° 11' East, parallel with the East line of said Tract 68, a distance of 80 feet; thence West a distance of 75.25 feet; thence South 0° 11' West a distance of 80 feet to the South line of said Tract 68; thence East along said South line a distance of 75.25 feet to the point of beginning, Klamath County, Oregon.

CODE 041 MAP 3809-035DD TL 03500 KEY# 450764