

M06-09092

Klamath County, Oregon

05/08/2006 02:43:12 PM

Pages 1 Fee: \$21.00

After Recording Return to:

LORRAINE A. ECKERT and CHARLES R. ECKERT JR/
9043 Spoonbell Dr.

Dairy, Or. 97625

Until a change is requested all tax statements

Shall be sent to the following address:

LORRAINE A. ECKERT and CHARLES R. ECKERT JR/
Same as above

ASPEN: 62982 MS

WARRANTY DEED
(INDIVIDUAL)

MARGARITA CASTILLO, herein called grantor, convey(s) to LORRAINE A. ECKERT and CHARLES R. ECKERT JR./husband and wife, herein called grantee, all that real property situated in the County of Jae
KLAMATH, State of Oregon, described as:

Lot 13, Block 3, LENOX ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-007CA TL 09500 KEY# 537734

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 \$76,500.00.
(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 April 28, 2006.

MARGARITA CASTILLO

STATE OF OREGON, County of JACKSON) ss.

On MAY 2, 2006 personally appeared the above named MARGARITA CASTILLO and acknowledged the foregoing instrument to be her 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.: 00062982

Before me: Maryfrances Travis
Notary Public for Oregon
My commission expires: July 18, 2009

Official Seal

