

M06-09757

Klamath County, Oregon

05/15/2006 11:55:43 AM

Pages 2 Fee: \$26.00



After recording return to:

Rick Graves and Cyndy Grayes

2835 East Lake Ave
Chiloquin, Or. 97624

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

Rick Graves and Cyndy Graves

2835 East Lake Ave
Chiloquin, Or. 97624

File No.: 7021-813883 (DMC)

Date: May 02, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jim Fagundes and Shirley Fagundes as tenants in common, Grantor, conveys and warrants to **Rick Graves and Cyndy Graves as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 in Block 15, Oregon Shores Subdivision, Tract 1053, 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 **\$44,900.00**. (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.

26. F

APN: R225740

Statutory Warranty Deed
- continued

File No.: 7021-813883 (DMC)
Date: 05/02/2006

Dated this 3 day of May, 2006.

Jim Fagundes
Jim Fagundes

Shirley Fagundes
Shirley Fagundes

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 3 day of May, 2006
by **Jim Fagundes and Shirley Fagundes.**



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