

MT74248 DS

THIS SPACE RESE



M06-10165

Klamath County, Oregon

05/19/2006 03:09:57 PM

Pages 1 Fee: \$21.00

After recording return to:

THOMAS GANDY

73-1005 AHULANI STREET

KAILUA-KONA, HI 96740

Until a change is requested all

tax statements shall be sent to

The following address:

THOMAS GANDY

73-1005 AHULANI STREET

KAILUA-KONA, HI 96740

Escrow No. MT74248-DS

Title No. 0074248

SWD

STATUTORY WARRANTY DEED

THEODORE N. ABELLA and JUANA R. ABELLA, as tenants by the entirety, Grantor(s) hereby convey and warrant to **THOMAS GANDY**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5 in Block 39 TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017BB-02000-000

Key No: 233438

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$13,900.00**.

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)).

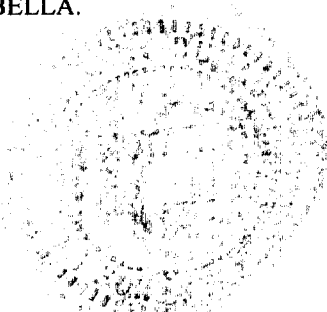
Dated this 12th day of May, 2006

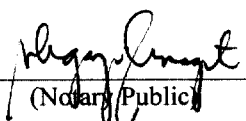

THEODORE N. ABELLA


JUANA R. ABELLA

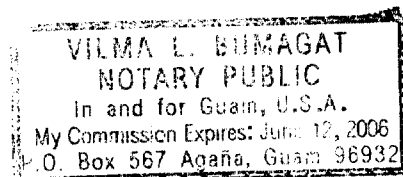
State of Guam
County of _____

This instrument was acknowledged before me on 12th May, 2006 by THEODORE N. ABELLA and JUANA R. ABELLA.




(Notary Public)

My commission expires June 12, 2006



21.00