



M06-10165

Klamath County, Oregon 05/19/2006 03:09:57 PM Pages 1 Fee: \$21.00

After recording				
THOMAS GANDY				
73-1005 AHULANI STREET				
KAILUA-KONA, HI 96740				
Until a change is tax statements sl The following a	hall be sent to			
The following a	uuress.			
THOMAS GANDY				
73-1005 AHULANI STREET				
KAILUA-KONA, HI 96740				
Escrow No.	MT74248-DS	The state of the s		
Title No.	0074248			
SWD				
<u> </u>				

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 Oregon. County Clerk of Klamath County,

Tax Account No: 3507-017BB-02000-000 233438 Key No:

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 15th day of vursi	<u>, 2006</u>
THEODORE N. ABELLA JUANAR. ABELLA	lla
State of County of	
This instrument was acknowledged before me onABELLA.	12th May, 2006 by THEODORE N. ABELLA and JUANA R. VILMA L. BUMAGA (Notary Public) NOTARY PUBLIC

(Notary Public)

My commission expires June 12, 2506

in and for Guain, U.S.A. My Commission Expires: June 12, 2006

Box 567 Agaña, Guam