



THIS SPACE RESERVE

MT7-74332 DS

M06-11283

Klamath County, Oregon

06/02/2006 03:18:39 PM

Pages 1 Fee: \$21.00

After recording return to:

VICTOR A. GARCIA

5140 Cottage Ave.

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

VICTOR A. GARCIA

5140 Cottage Ave.

KLAMATH FALLS, OR 97603

Escrow No. MT74332-DS

Title No. 0074332

SWD

STATUTORY WARRANTY DEED

NICOLAS CHAVARIN and MARTINA CHAVARIN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **VICTOR A. GARCIA**, 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 129 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AC-02800-000

Key No: 513055

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 **\$95,000.00**.

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 June 2006.

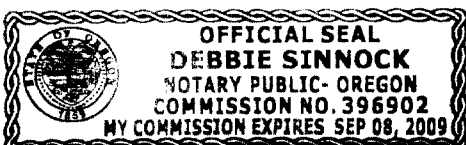
Nicolas Chavarin
NICOLAS CHAVARIN

Martina Chavarin
MARTINA CHAVARIN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10-1-, 2006 by NICOLAS CHAVARIN and MARTINA CHAVARIN.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21.00