



After recording return to:
Aurelia A. Dundee-Farinas
17316 Wilton Place
Torrance, CA 90504

Until a change is requested all tax statements
shall be sent to the following address:
Aurelia A. Dundee-Farinas
17316 Wilton Place
Torrance, CA 90504

File No.: 7021-820950 (DMC)
Date: June 09, 2006

M06-12226

Klamath County, Oregon

06/14/2006 03:39:23 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Alexander Dratch and Katherine A. Dratch as tenants by the entirety, Grantor, conveys and warrants to **Aurelia A. Dundee-Farinas and Gunter Schanzenbacher, Jr. as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 79 of Casitas, 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 **\$119,900.00**. (Here comply with requirements of ORS 93.030)

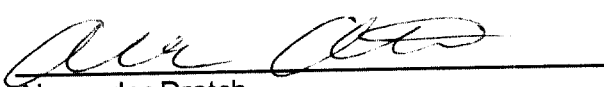
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

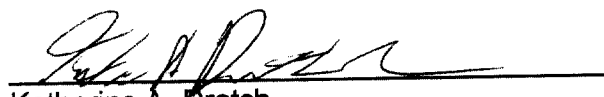
APN: R544432

Statutory Warranty Deed
- continued

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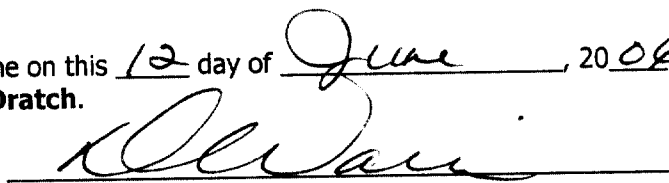
Dated this 12 day of June, 2006.

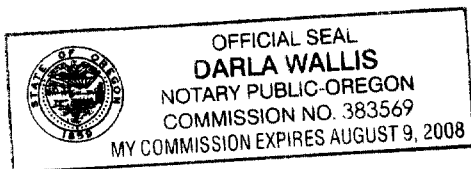

Alexander Dratch


Katherine A. Dratch

STATE OF Oregon)
County of ~~Klamath~~ Coos)ss.

This instrument was acknowledged before me on this 12 day of June, 2006
by **Alexander Dratch and Katherine A. Dratch.**





Notary Public for Oregon
My commission expires: 8-9-08