

MTC 74082-DS

THIS SPACE RESE

M06-12754

Klamath County, Oregon

06/21/2006 03:15:26 PM

Pages 1 Fee: \$21.00



After recording return to:

ALWIN M. TURIEL

6413 ONYX AVENUE

KLAMATH FALLS, OR 97603

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

The following address:

ALWIN M. TURIEL

6413 ONYX AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT74082-DS

Title No. 0074082

SWD

STATUTORY WARRANTY DEED

JOSHUA JAMES HUFFMAN, Grantor(s) hereby convey and warrant to **ALWIN TURIEL**, 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 6 in Block 10 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028DB-05700-000

Key No: 307313

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 **\$230,000.00**.

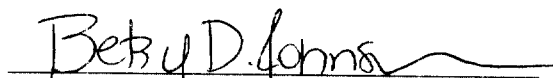
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

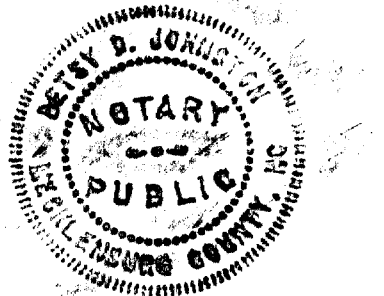
Dated this 13th day of June, 2006.


JOSHUA JAMES HUFFMAN

~~State of Oregon~~ STATE OF North Carolina
~~County of KLAMATH~~ Mecklenburg County

This instrument was acknowledged before me on June 13th, 2006 by JOSHUA JAMES HUFFMAN.


(Notary Public for ~~Oregon~~ North Carolina)
My commission expires 5/12/06



26.00