

MTC 75120-TM

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13370

Klamath County, Oregon

06/30/2006 11:52:08 AM

Pages 1 Fee: \$21.00

After recording return to:

JULIE CABRAL

17710 Sprague River Rd.
Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

JULIE CABRAL

17710 Sprague River Rd.
Chiloquin, OR 97624

Escrow No. MT75120-TM

Title No. 0075120

SWD

STATUTORY WARRANTY DEED

STANLEY KREMIS, Grantor(s) hereby convey and warrant to **JULIE CABRAL**, 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:

The E1/2 NE1/4 NE1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Oregon, California Eastern Railroad right of way, EXCEPTING THEREFROM any portion lying within the Sprague River Highway and Skeen Ranch Public Road right of ways. ALSO EXCEPTING THEREFROM the OC&E Railroad Right of way.

Tax Account No: 3610-01500-00100-000

Key No: 335211

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$108,000.00**.

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.

Dated this 28 day of June, 2006

Stanley Kremis
STANLEY KREMIS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 28, 2006 by STANLEY KREMIS.



Shirley D. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09

21.00