



After recording return to:
Peter M. Feliciano
6225 Shoup Ave. #112
Woodland Hills, CA 91367

Until a change is requested all tax statements
shall be sent to the following address:
Peter M. Feliciano
6225 Shoup Ave. #112
Woodland Hills, CA 91367

File No.: 7064-840456 (HH)
Date: June 26, 2006

M06-13980

Klamath County, Oregon

07/11/2006 11:46:04 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Jerry D. Hansen, Grantor, conveys and warrants to **Peter M. Feliciano**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 5, Little River Ranch, according to the official plat thereof on file in the office the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$255,000.00**. (Here comply with requirements of ORS 93.030)

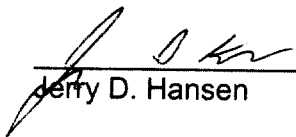
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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: 699783

Statutory Warranty Deed
- continued

File No.: 7064-840456 (HH)
Date: 06/26/2006

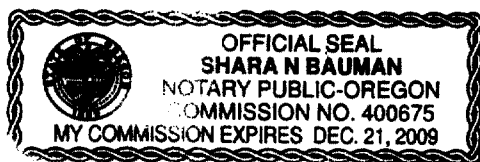
Dated this 28 day of June, 2006.




Jerry D. Hansen

STATE OF Oregon)
County of Deschutes)ss.
Klamath)

This instrument was acknowledged before me on this 28 day of June, 2006
by **Jerry D. Hansen.**





Notary Public for Oregon
My commission expires: 12/21/09