

MTC 75717-LW



THIS SPAC

**M06-14063**  
Klamath County, Oregon  
07/12/2006 02:21:27 PM  
Pages 2    Fee: \$26.00

After recording return to:  
MARCIA L. MADRID  
P. O. Box 2523  
Oakhurst, CA 93644

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

MARCIA L. MADRID  
P. O. Box 2523  
Oakhurst, CA 93644

Escrow No.      MT75717-LW  
Title No.        0075717

SWD

**STATUTORY WARRANTY DEED**

**D & G INVESTMENT MANAGEMENT LP**; Grantor(s) hereby convey and warrant to **MARCIA L. MADRID**, 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:    \*AN IDAHO LIMITED PARTNERSHIP

Lot 13 in Block 3 of IRISH BEND, TRACT NO. 1065, together with an undivided 1/90<sup>th</sup> interest in Lot 12, Block 4 of said IRISH BEND, TRACT NO. 1065, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-020BA-02100-000                      Key No: 247398

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 **\$15,000.00**.

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.

26.00

Dated this 3 day of July, 2006

D & G INVESTMENT MANAGEMENT LP

BY: *Gary Eau Claire*

Gary Eau Claire, President

State of Idaho )

County of Ada<sup>ss</sup> )

On this 3 day of July, 2006 before me Weslee Hoalst, a notary public in and for said State, personally appeared Gary Eau Claire, President of D & G INVESTMENT MANAGEMENT LP known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

*Weslee Hoalst*  
Notary Public

Residing at:

Commission Expires:

