

MTC 75063



THIS SPACE

M06-14516

Klamath County, Oregon

07/19/2006 10:40:22 AM

Pages 1 Fee: \$21.00

After recording return to:

Eric P. Avar

7644 SW 189th Avenue

Aloha, OR 97007

Until a change is requested all

tax statements shall be sent to

The following address:

Eric P. Avar

7644 SW 189th Avenue

Aloha, OR 97007

Escrow No. OM090937GC

Title No. 0075063

SWD

STATUTORY WARRANTY DEED

James D. Bruce, Grantor(s) hereby convey and warrant to Eric P. Avar and Susan J. Avar, as tenants by the entirety, 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 4 and Lot 5 in Block 2 of Leisure Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 145168

2407-007A-00500-000

Key No. 145177

2407-007A-00600-000

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:

House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

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

The true and actual consideration for this conveyance is \$430,000.00.

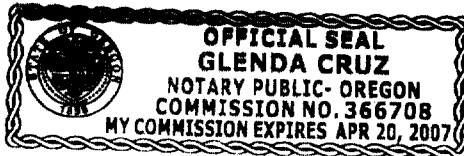
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 12th day of July, 2006.

James D. Bruce

State of Oregon

County of Deschutes



This instrument was acknowledged before me on July 12, 2006 by James D. Bruce.

(Notary Public for Oregon)

My commission expires 4-20-2007

21.00