

MTC 75632-MS

THIS SPACE RE

M06-14644

Klamath County, Oregon

07/20/2006 03:04:26 PM

Pages 1 Fee: \$21.00



After recording return to:

Luis Angulo

4812 Sturdivant Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Luis Angulo

4812 Sturdivant Avenue

Klamath Falls, OR 97603

Escrow No. MT75632-MS

Title No. 0075632

SWD

STATUTORY WARRANTY DEED

Joni M. Stewart, Grantor(s) hereby convey and warrant to **Luis Angulo and Bonnie Angulo, 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 12 in Block 7 of WINCHESTER, TRACT NO. 1025, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CD-12600-000

Key No: 556142

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 **\$179,000.00**.

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.

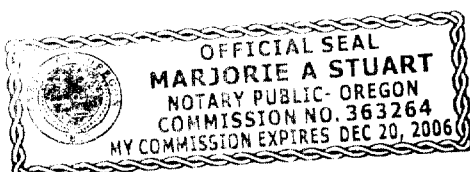
Dated this 18th day of July, 2006

Joni M. Stewart
Joni M. Stewart

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/18, 2006 by Joni M. Stewart.



M. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

21.00