

Aneritile

Part of the IELD-WEN Family

M06-14767

Klamath County, Oregon 07/21/2006 03:15:51 PM Pages 1 Fee: \$21.00

After recording return to:	
JUAN CARLOS NAVARRO	
P.O. BOX 18	
Merrill, OR. 97633	
,	
Until a change is requested all	
tax statements shall be sent to	
The following address:	
-	
JUAN CARLOS NAVARRO	
P.O. BOX 18	
Merrill, OR. 97633	
Escrow No.	MT75660-SH
Title No.	0075660
SWD	

STATUTORY WARRANTY DEED

DEBORAH NOWAK, TRUSTEE OF THE CAROL NOWAK TRUST DATED NOVEMBER 13, 2005, Grantor(s) hereby convey and warrant to JUAN CARLOS NAVARRO, 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 6 of SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4110-001CD-07600-000

Key No: 120149

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 \$124,000.00.

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 17 day of July, 06.

DEBORAH NOWAK, TRUSTEE OF THE CAROL NOWAK TRUST DATED NOVEMBER 13, 2005

11 ustee

DEBORAHNOWAK, TRUSTEE

State of Oregon County of KLAMATH

OFFICIAL SEAL
STACY M HOWARD
NOTARY PUBLIC- OREGON
COMMISSION NO. 374849
MY COMMISSION EXPIRES NOV 18, 2007

Jotary Public for Oregon

My commission expires Nov 18, 300