

MTC 75660-SH



THIS SPACE RESERVED

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**, ^{A single man} 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

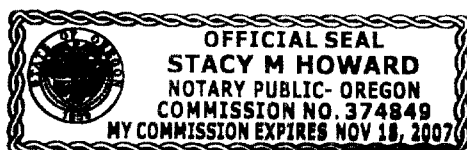
BY:

Deborah Nowak, Trustee
DEBORAH NOWAK, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 17, 2006 by DEBORAH NOWAK, TRUSTEE OF THE CAROL NOWAK TRUST DATED NOVEMBER 13, 2005.



Stacy M Howard
(Notary Public for Oregon)

My commission expires

Nov 18, 2007

21.00