

MTC 75630-SH

THIS SPACE RESERVE

M06-15379

Klamath County, Oregon

07/31/2006 03:31:27 PM

Pages 2 Fee: \$26.00



After recording return to:

Alma R. Islas

4364 Summers Lane

Klamath Falls, OR 97603

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

Alma R. Islas

4364 Summers Lane

Klamath Falls, OR 97603

Escrow No. MT75630-SH

Title No. 0075630

SWD

STATUTORY WARRANTY DEED

Trahern C. Fox and Alma Robles not as tenants in common, but with right of survivorship, Grantor(s)
hereby convey and warrant to **Alma R. Islas**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$135,000.00**.

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.

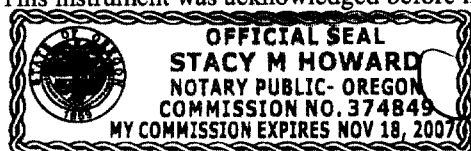
Dated this 28 day of July, 2006

Trahern C. Fox

Alma Robles

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 28, 2006 by Trahern C. Fox and Alma Robles.



(Notary Public for Oregon)

My commission expires

Nov 18, 2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the SE1/4 SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 0° 21' West a distance of 533.1 feet and West a distance of 30.0 feet from the Southeast corner of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West boundary of Summers Lane; thence North 0° 21' West along the West boundary of Summers Lane 100.0 feet to an iron pin; thence West 145.2 feet to an iron pin; thence South 0° 21' East 100.0 feet to an iron pin; thence East 145.2 feet, more or less, to the point of beginning.

Tax Account No: 3909-010DD-03200-000

Key No: 547082