

2006-015662
Klamath County, Oregon



After recording return to:
Manuel Castaneda and Divina
Castaneda
1542 Worden Ave
Klamath Falls, OR 97601

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

Manuel Castaneda and Divina
Castaneda
1542 Worden Ave
Klamath Falls, OR 97601

File No.: 7021-869440 (ALF)

Date: August 01, 2006

THIS:



00000297200600156620020023

08/03/2006 11:44:32 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Ernest K. Herman and Janet L. Herman as tenants by the entirety, Grantor, conveys and warrants to **Manuel Castaneda and Divina Castaneda, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 1 BLOCK 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$78,000.00**. (Here comply with requirements of ORS 93.030)

26-F

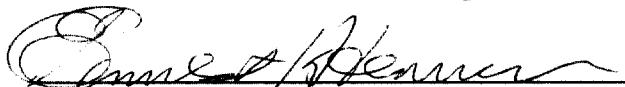
APN: 302531

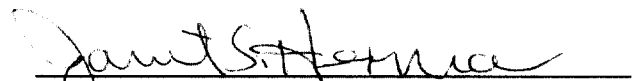
Statutory Warranty Deed
- continued

File No.: 7021-869440 (ALF)
Date: 08/01/2006

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.

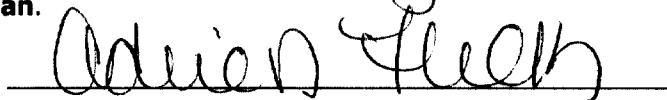
Dated this 2 day of August, 2006


Ernest K. Herman


Janet L. Herman

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 2 day of August, 2006
by **Ernest K. Herman and Janet L. Herman.**



Notary Public for Oregon

My commission expires: 12-3-06