

2006-015734

Klamath County, Oregon

After Recording Return to:

ALBERT M. YBARRA AND DIXIE L. YBARRA

JACQUELINE L. YBARRA

15241 Rinaldi ST  
Mission Hills, Ca. 91345

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



08/04/2006 11:37:57 AM

Fee: \$21.00

ASPER: 63540MS

**WARRANTY DEED**  
(INDIVIDUAL)

DAVID HOWARD SPANGLER, herein called grantor, convey(s) to ALBERT M. YBARRA and DIXIE L. YBARRA, husband and wife and JACQUELINE L. YBARRA, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 96, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 114 MAP 3711-025BO TL 01400 KEY #393390

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$28,500.00**.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 25, 2006.

*David H. Spangler*  
*David Spangler*  
DAVID HOWARD SPANGLER

MISSOURI  
STATE OF ~~OREGON~~, County of Texas ) ss.

On July 25, 2006 personally appeared the above named DAVID HOWARD SPANGLER and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063540

Before me: *Dulcie B. Hutchison*  
Notary Public for ~~Oregon~~ MISSOURI  
My commission expires: 01/29/08

Official Seal



DULCIE B. HUTCHISON  
My Commission Expires  
January 29, 2008  
Texas County