

2006-015753

Klamath County, Oregon



08/04/2006 02:53:20 PM

Fee: \$21.00

MTC 75942

WARRANTY DEED -- STATUTORY FORM

GLORIA D. THOMAS, Grantor,

conveys and warrants to

JAVIER A. DENIZ, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 11, BLOCK 4, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK IN KLAMATH COUNTY, OREGON. EXCEPT THAT PORTION THEREOF IN FARGO STREET.

Tax Account No(s): 515856

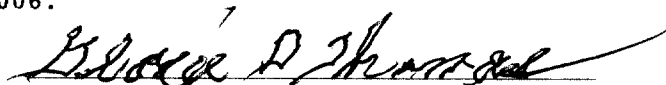
Map/Tax Lot No(s): R3909 002BB 09800 000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$36,546.46 .

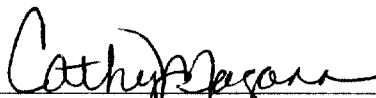
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 31 day of July, 2006.


GLORIA D. THOMAS

STATE OF OREGON, COUNTY OF Coos) SS.

This instrument was acknowledged before me on July 31, 2006 by GLORIA THOMAS.


(Notary Public for Oregon)
My commission expires 11-18-2006

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



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

JAVIER A. DENIZ
PO BOX 2463
LAPINE, OR 97739

TITLE NO. 75942
ESCROW NO. 14-0042306

21.00