

MT75093-LW

THIS SPACE



2006-015829

Klamath County, Oregon



08/07/2006 03:05:46 PM

Fee: \$21.00

After recording return to:

JOSEPH C. MARAVIGLI

1321 W. Coyote Trail

Benson, AZ 85602

Until a change is requested all

tax statements shall be sent to

The following address:

JOSEPH C. MARAVIGLI

1321 W. Coyote Trail

Benson, AZ 85602

Escrow No. MT75093-LW

Title No. 0075093

SWD

### STATUTORY WARRANTY DEED

**ALICE J. RUCKER, TRUSTEE OF THE GEIST SURVIVOR'S TRUST DATED FEBRUARY 9, 1993**, Grantor(s) hereby convey and warrant to **JOSEPH C. MARAVIGLI and JUDY R. MARAVIGLI, as tenants by the entirety**, 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 25 in Block 36 of TRACT 1184, OREGON SHORES – UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017BD-03800-000

Key No: 234641

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 **\$8,000.00**.

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 3rd day of Aug., 2006.

ALICE J. RUCKER, TRUSTEE OF THE GEIST SURVIVOR'S TRUST DATED FEBRUARY 9, 1993

BY: Alice J. Rucker, Trustee

ALICE J. RUCKER, TRUSTEE

STATE OF CALIFORNIA

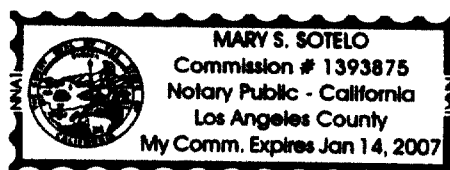
COUNTY OF Los Angeles

On 8/3/, 2006 before me, Mary S. Sotelo, Notary Public, personally appeared ALICE J. RUCKER, TRUSTEE OF THE GEIST SURVIVOR'S TRUST DATED FEBRUARY 9, 1993, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Mary S. Sotelo



21.00