

MTC 76036-MS



THIS SPACE

2006-015832
Klamath County, Oregon



08/07/2006 03:08:27 PM

Fee: \$21.00

After recording return to:

Sergio C. Galvez

5122 Villa Drive

Klamath Falls, OR 97603

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

Sergio C. Galvez

5122 Villa Drive

Klamath Falls, OR 97603

Escrow No. MT76036-MS

Title No. 0076036

SWD

STATUTORY WARRANTY DEED

Peter K. Campbell, Grantor(s) hereby convey and warrant to **Sergio C. Galvez and Irma A. Galvez, 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 6 in Block 16 of TRACT NO. 1220, FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-11800-000

Key No: 878771

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 **\$259,000.00**.

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 August, 2006.

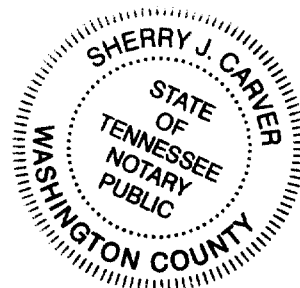
Peter K. Campbell
Peter K. Campbell

State of Tennessee
County of Washington

This instrument was acknowledged before me on August 3, 2006 by Peter K. Campbell.

[Signature]
(Notary Public)

My commission expires 7-28-2008



21.00