

MTC 75809-TM



THIS SPACE RESERVED FOR RECORDER'S USE

2006-016205

Klamath County, Oregon



00000971200600162050020023

08/11/2006 11:49:32 AM

Fee: \$26.00

After recording return to:

Raul Garcia

PO Box 921511

Dutch Harbor, AK 99692

Until a change is requested all

tax statements shall be sent to

The following address:

Raul Garcia

PO Box 921511

Dutch Harbor, AK 99692

Escrow No. MT75809-TM

Title No. 0075809

SWD

STATUTORY WARRANTY DEED

Donna L. Duckworth and David E. Duckworth, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Raul Garcia**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$190,000.00**.

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 27 day of July, 2006.

Donna L. Duckworth

David E. Duckworth

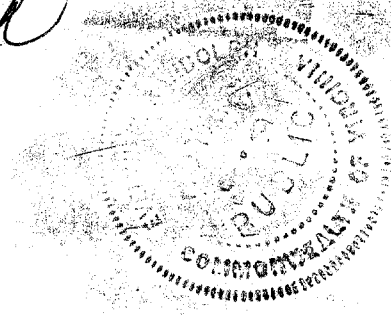
State of Virginia

County of Albemarle

This instrument was acknowledged before me on 27th July 2006 by Donna L. Duckworth and David E. Duckworth.

(Notary Public)

My commission expires 4/30/08



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin on the Westerly right of way line of Summers Land which lies South 0° 10 minutes East along the section line a distance of 310.4 feet and North 88° 39 minutes West a distance of 30 feet, from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0° 10 minutes East along the Westerly line of Summers Lane a distance of 10 feet to a point; thence North 88° 39 minutes West a distance of 165.4 feet to the true point of beginning of this description; thence continuing North 88° 39 minutes West a distance of 110 feet, to a point; thence South 0° 10 minutes East parallel to the said section line a distance of 70 feet; thence South 88° 39 minutes East a distance of 110 feet to a point; thence North 0° 10 minutes West parallel to said section line a distance of 70 feet to the point of beginning, said parcel being a portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-015AA-09400-000

Key No: 577085