

2006-016315
Klamath County, Oregon



08/14/2006 01:52:14 PM

Fee: \$26.00

After Recording Return to:

FRANCISCO ORTEGA

13418 Vaughn ST.
San Fernando CA 91340

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

FRANCISCO ORTEGA

ASPEN: 63654ms
WARRANTY DEED
(INDIVIDUAL)

RYAN NEIGHBORS and AMANDA COLEMAN, herein called grantor, convey(s) to FRANCISCO ORTEGA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$149,900.00.
(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 August 8, 2006.

Ryan Neighbors
RYAN NEIGHBORS

Amanda Coleman
AMANDA COLEMAN

STATE OF UTAH, County of Weber ss.

On August 9, 2006 personally appeared the above named RYAN NEIGHBORS and AMANDA COLEMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063654

Before me:
Notary Public for Utah
My commission expires: 01-12-08

Official Seal

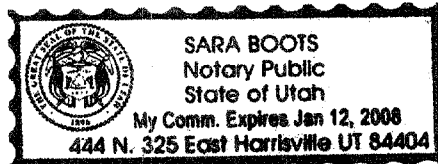


Exhibit A

Lot 3, Block 1, HOMEACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

LESS AND EXCEPTING the South 72 feet of the East 121.5 feet and the West 178.1 feet of said lot.

CODE 041 MAP 3909-003BA TL 03300 KEY# 525747