

2006-017627

Klamath County, Oregon

After Recording Return to:

ROBERTO SERGIO QUINONES JR.

P.O. Box 934
Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERTO SERGIO QUINONES JR.

Same as above



00002699200600176270010017

08/31/2006 03:54:21 PM

Fee: \$21.00

ASDEN 63680 PS
WARRANTY DEED
(INDIVIDUAL)

MANUELA PASCUAL and JUAN MANUEL TORRES and ~~LLC~~ SOWELL ENTERTAINMENT, LLC ,
herein called grantor, convey(s) to ROBERTO S. QUINONES JR., herein called grantee, all that real property
situated in the County of KLAMATH, State of Oregon, described as:

Lots 35 and 36, Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the
Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-002CA TL 07600 KEY #519077

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 \$252,000.00.
(here comply with the requirements of ORS 93.930)

(Signature)
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 1, 2006.

LLC SOWELL ENTERTAINMENT

BY: LARRY SOWELL, MEMBER

BY: LARRY SOWEL. MEMBER

(Signature)
MANUELA PASCUAL

(Signature)
JUAN MANUEL TORRES

STATE OF OREGON, County of Klamath) ss.

On August 29, 2006 personally appeared the above named MANUELA PASCUAL, JUAN
MANUEL TORRES, LAWRENCE SOWELL AND LONNIE JACOBS 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.: 00063680

Before me: *(Signature)*
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

