

2006-017985
Klamath County, Oregon



THIS:



09/06/2006 02:56:08 PM

Fee: \$26.00

After recording return to:
Christopher J. Howard and Camille
Annette Howard

5441 Basin View Dr
Klamath Falls OR
97603

Until a change is requested all tax statements
shall be sent to the following address:
Christopher J. Howard and Camille
Annette Howard
Address as shown above.

File No.: 7021-874096 (MTA)
Date: September 04, 2006

STATUTORY WARRANTY DEED

Patrick A. Torres, Grantor, conveys and warrants to **Christopher J. Howard and Camille Annette Howard, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 8, TRACT NUMBER 1152-NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$273,000.00**. (Here comply with requirements of ORS 93.030)

26-12

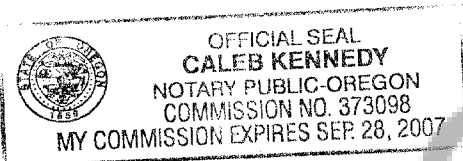
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 5TH day of SEPTEMBER, 2006.

Patrick A. Torres
Patrick A. Torres

STATE OF Oregon)
)ss.
County of ~~Klamath~~ MULTNOMAH
Ch 95-06

This instrument was acknowledged before me on this 5TH day of SEPTEMBER, 2006
by **Patrick A. Torres.**



Notary Public for Oregon

My commission expires: ~~March 22, 2009~~

SEP 28, 2007 Ch 95-06