



THIS SPACE R

2006-018079

Klamath County, Oregon



00003231200600180790020020

09/07/2006 03:41:19 PM

Fee: \$26.00

After recording return to:

MICHAEL W. COX, JR.

1328 CARLSON DRIVE

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

MICHAEL W. COX, JR.

1328 CARLSON DRIVE

Klamath Falls, OR 97603

Escrow No. MT75982-LW

Title No. 0075982

SWD

MT75982

### STATUTORY WARRANTY DEED

**JUAN ALBERT BRIANO and ANNA MARIE BRIANO, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **MICHAEL W. COX, JR. and ANN-MARIE COX, 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 18 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036CD-05200-000

Key No: 452352

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 **\$229,900.00**.

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 6 day of Sept, 2006

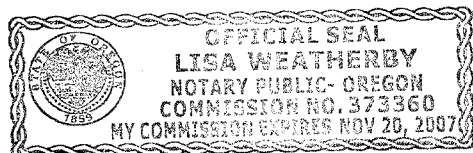
Albert  
Juan A Briano  
JUAN ALBERT BRIANO

Anna Marie Briano  
ANNA MARIE BRIANO

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on September 6 2006 by JUAN ALBERT BRIANO and ~~ANNA MARIE BRIANO~~.



Lisa Weatherby  
(Notary Public for Oregon)

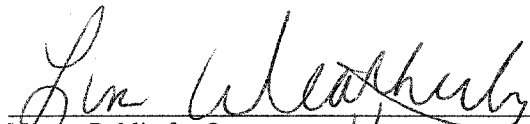
My commission expires 11/20/07

26.00

State of Oregon  
County of Klamath

On this 7 day of September, 2006, personally appeared before me the above named Anna Marie Briano, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

  
Notary Public for Oregon  
My Commission expires: 11/20/07

