



MTCTW410-SH

After recording return to:

Feliberto V. Magana

1427 Ivory Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Feliberto V. Magana

1427 Ivory Street

Klamath Falls, OR 97603

Escrow No.

MT76410-SH

SW-DEN

2006-018185

Klamath County, Oregon



00003352200600181850020028

09/08/2006 03:43:23 PM

Fee: \$26.00

THIS SPACE RES

STATUTORY WARRANTY DEED

Gary L. Thain and Evelyn M. Thain, as tenants by the entirety, Grantor(s) hereby convey and warrant to Feliberto V. Magana and Laura A. Torres, as tenants in common, 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 12 in Block 5 of TRACT 1007 WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CD-08500-000

Key No: 555571

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 **\$189,900.00.**

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 September, 2006


Gary L. Thain


Evelyn M. Thain

State of Oregon

26

Lincoln *CH*
County of ~~KLAMATH~~

This instrument was acknowledged before me on Sept. 6, 2006 by Gary L. Thain and Evelyn M. Thain.

Christine L. Hurliman
(Notary Public for Oregon)

My commission expires 11/04/06

