



THIS SPACE RES

2006-019004
Klamath County, Oregon



09/21/2006 03:46:36 PM

Fee: \$26.00

After recording return to:

Joseph E. Brazil

4639 Regina Lane

Concord, CA 94521

Until a change is requested all
tax statements shall be sent to

The following address:

Joseph E. Brazil

4639 Regina Lane

Concord, CA 94521

Escrow No. MT76724-SH

Title No. 0076724

SWD

STATUTORY WARRANTY DEED

Charles F. Barta and Patricia J. Barta, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Joseph E. Brazil and Sara Jorene Brazil, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$203,000.00**.

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 20 day of Sept, 2006.

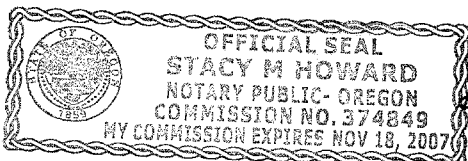
Charles F. Barta

Patricia J. Barta

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 20, 2006 by Charles F. Barta and Patricia J. Barta.



(Notary Public for Oregon)

My commission expires

Nov 18, 2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in a portion of Lot 43, Block G, HOMECREST, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Crest Street and the West line of said Lot 43, from which the Southwest corner of said Lot 43 bears South 00° 06' 23" West 75.00 feet; thence North 00° 06' 23" East along said Easterly right of way line 16.00 feet; thence South 89° 53' 37" East, parallel with the South line of said Lot 43, 298.78 feet to the Easterly line of said Lot 43; thence South 00° 04' 34" West 91.00 feet to the Southeast corner of said Lot 43; thence North 89° 53' 37" West along the South line of said Lot 43, 166.61 feet, more or less, to a point South 89° 53' 37" East 132.21 feet from the Southwest corner of said Lot 43; thence North 00° 06' 23" East, parallel with the West line of said Lot 43, 75.00 feet; thence North 89° 53' 37" West 132.21 feet to the point of beginning, with bearings based on the recorded survey map of said Minor Land Partition No. 32-85.

Tax Account No: 3909-003AB-04402-000

Key No: 837571