

MTC 76105-MS



THIS SPACE RESEI

2006-019238  
Klamath County, Oregon



09/25/2006 03:46:19 PM

Fee: \$21.00

After recording return to:

Brian P. Farber

11741 West Street

Garden Grove, CA 92840

Until a change is requested all  
tax statements shall be sent to  
The following address:

Brian P. Farber

11741 West Street

Garden Grove, CA 92840

Escrow No. MT76105-MS

Title No. 0076105

SWD

### STATUTORY WARRANTY DEED

**Matthew P. Andrews and John S. Morawiec, as tenants in common**, Grantor(s) hereby convey and warrant to **Brian P. Farber and Marlene J. Farber, 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:

Parcel 1 of Land Partition 30-06, being a replat of Parcel 3 of Major Land Partition 4-03 situated in Section 33, Township 39 South, Range 11 East of the Willamette Meridian Klamath County, Oregon and the N1/2 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3911-00000-09200-000

Key No: 605107

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 **\$320,000.00**.

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 25<sup>th</sup> day of Sep, 2006

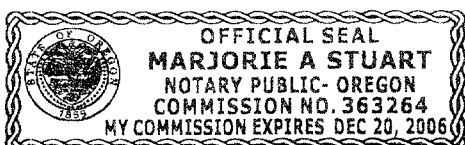
Matthew P. Andrews

John S. Morawiec

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9/25, 2006 by Matthew P. Andrews and John S. Morawiec.



(Notary Public for Oregon)

My commission expires 12/20/06

21.00